BOROUGH OF ROSELLE PARK

TRANSIT VILLAGE COMMUNITY VISION PLANNING SERVICES





















November 30, 2018

Andrew J. Casais, RMC, QPA Qualified Purchasing Agent Borough of Roselle Park 110 East Westfield Avenue Roselle Park, NJ 07204

RE: Response to Request for Proposal
Transit Village Community Visioning Planning Services

Dear Mr. Casais,

DMR Architects is pleased to provide this proposal to the Borough of Roselle Park in response to your solicitation for Transit Village Community Visioning Planning Services. As you review our qualifications, I believe you will find that we are ideally qualified to provide the services requested under this contract.

For the past 27 years, DMR Architects has worked with municipalities and developers on planning projects that range from large and complex redevelopment projects in some of New Jersey's largest and most well-known municipalities to projects in much smaller communities. We are skilled in providing our expertise for municipalities of all sizes. We have worked in many communities similar to the Borough of Roselle Park, and feel our diverse portfolio is a strength of our firm. Regardless of size, throughout our history, we have remained committed to servicing our clients to help advance and improve local policies, regulations and land use planning that supports each municipality's vision. A cornerstone of our process is the robust participation and outreach that we oversee for our clients and is the key to precise and individual professional services.

Over the past 10 years, DMR has been a leader in transit oriented, pedestrian-friendly downtowns. Among many transit-oriented projects, of particular note is DMR's involvement in assisting the City of Hackensack earn the 32nd transit village designation in the State, only the second such designation in a municipality whose transit centered around a bus terminal. This achievement in Hackensack is part of an ongoing redevelopment initiative that began in 2011 and continues today. Among many successes of the City's efforts toward creating a more pedestrian-friendly downtown includes the completion of a public park and performing arts center; the construction of more than 1,000 residential units, the first residential developments in the downtown in more than 30 years; and the two-way street conversion of Main Street.

In addition to DMR's work in Hackensack, in recent years, DMR has served as a planning consultant for municipalities including Garfield, Ridgefield, Woodcliff Lake, Paramus, Bayonne, Hoboken, East Orange and Westampton, among many others, and has helped implement meaningful and appropriate redevelopment planning projects in each that have included main street concepts and transit-oriented developments.

The project management of this project will be led by myself, Francis Reiner. I will serve in the capacity of vision consultant. I have more than 20 years of experience working with municipalities and developers in this capacity. As a Professional Planner and Landscape Architect, I have managed and designed Downtown Master Plans, Corridor Redevelopment Plans, Small Area Plans, and Transit Development Plans throughout the country. I am particularly experienced in building consensus through an extensive knowledge of developing and leading community workshops and charrettes.

At DMR, I am backed by a dedicated and talented team of junior planners and technicians, CAD technicians, marketing and public relations staff and administrative 777 TERRACE AVENUE, 6TH FLOOR, SUITE 607, HASBROUCK HEIGHTS, NJ 07604



support. In addition, all firm projects receive the full complement of support of the entire office, a team whose qualifications we find are unparalleled in the industry.

In summary, we are confident DMR is ideally suited to provide these services due to:

- Our in-house team of both professional planners and architects. DMR's professional planning department is only an element of the services of the entire firm, and the rest of our team includes talented architects who have designed mixed-use communities around the world. We find that this combination of architectural and planning perspective in a value-added service we bring to our professional planning projects, as the aesthetic, density and design of the built environment is of great significance to our team.
- Our architectural experience in serving municipalities, which in addition to redevelop-related projects has included hundreds of civic projects including municipal buildings, police departments, courts and related community amenities.
- A significant depth of staff that in addition to the anticipated team of planners
 and designers, includes professionals with a unique set of qualifications and
 backgrounds, including those with backgrounds in economic development,
 municipal government, real estate, project finance, engineering, and land use,
 as well as in-house general counsel. This team includes our Director of Business
 Development, Mayor Colleen Mahr of nearby Fanwood, who brings a special
 relationship with the Borough to this project.

She brings more than 15 years of municipal redevelopment experience, completing projects which has been publicly recognized for its community outreach and visioning. Fanwood's award-winning downtown redevelopment endeavors have transformed dilapidated buildings, empty storefronts, neglected properties and unsightly vacant lots into a downtown that is being transformed around a "transit village" concept. She is uniquely positioned to bring all the best practices she has learned to assist the Governing Body of Roselle Park and its Transit Village Coordination Committee in achieving its goals.

- An intimate understand of your needs, supported by Colleen as a staff member due to her understanding of implementing transit-oriented development in her own town and her efforts in support of One-Seat Ride along the Raritan Valley Line.
- Our portfolio of redevelopment experience that includes robust visioning and community engagement efforts in Bayonne, Hoboken, Hackensack and Paramus; main street concepts in Belmar, East Brunswick, Hackensack, Woodcliff Lake, Bayonne and Paramus; and transit-oriented planning in Hackensack, East Brunswick, Bayonne, East Orange, Garfield, Woodcliff Lake and Jersey City.

DMR looks forward to the chance to use our expertise to help advance the redevelopment mission of the Borough of Roselle Park and the chance to provide meaningful services that will benefit your municipality. Please do not hesitate to reach out to me should you require any additional information.

Sincerely,

Francis Reiner, PP, LLA

Senior Urban Designer / Partner

DMR Architects

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BOROUGH OF ROSELLE PARK

TRANSIT VILLAGE COMMUNITY VISIONING PLANNING SERVICES

SECTION 1 Executive Summary Scope of Work





EXECUTIVE SUMMARY

For 27 years, DMR has built its reputation as a premier full-service architectural, planning and urban design firm dedicated to progressive, innovative and sustainable, high-quality design.

Founded in 1991 under the leadership of Lloyd A. Rosenberg, DMR has grown from a three-person operation into a 40-member team of distinguished professionals who have completed projects around the world. With more than 55 years of experience as an architect, planner and business manager, Lloyd continues to lead the firm along with the support of his five partners.

Originally founded as architects committed to designing exceptional education facilities, DMR has steadily grown and added expert talent, which has allowed the firm to expand to providing design services for all market sectors, as well as sophisticated sustainable design and complex professional and redeveloping planning. Francis Reiner, PP, LLA, a senior urban designer and partner leads the planning division of the firm, and draws upon experience gathered as both a design professional and developer who has completed projects across the country.

Francis has grown DMR's planning portfolio to include projects in some of New Jersey's most well-known municipalities, including Hoboken, Hackensack, Paramus, Bayonne and East Orange, among many others. Among numerous achievements and multi-faceted endeavors undertaken as part of these contracts, DMR's most noteworthy experiences includes: the coordination of numerous public surveys, community workshops, charrettes and public meetings; more than 25 redevelopment and vision plans, including architectural and streetscape design standards; parking implementation, access management, and circulation design, including PILOP (Payment in Lieu of Parking) ordinances; re-zoning; and professional planning efforts completed on behalf of both the public and private sectors.

QUALIFICATIONS AND AVAILABILITY OF STAFF

As a premier architectural and planning firm in the New York metropolitan area, DMR has assembled an experienced team of seasoned professionals. The firm includes licensed professionals in professional planning and landscape architecture, as well as architecture, interior design, construction administration and LEED (Leadership in Energy and Efficiency Design). Nearly half our staff members have one or more of these certifications. License numbers for our proposed professionals specific to this solicitation are included on the resumes in Section 2.

In addition to access to the latest technologies and equipment, these professionals are well supported and backed by a staff of junior architects and designers, CAD technicians, support personnel and in-house general counsel. We believe that this cohesive team offers a unique combination of qualifications.

The knowledge and capacity of our staff ensures that we have the resources and personnel available to provide quality and timely services to the Borough of Roselle Park. We will be able to attend all meetings required by the Borough.

PLANNING AND URBAN DESIGN

The DMR team creates integrated design solutions that provide dynamic, energetic and fiscally viable environments. By looking beyond a site's physical limits and boundaries, we incorporate the numerous environmental, economic and social dynamics at play. The layering of spaces, aesthetics, fiscal goals and community needs are just a few of the factors taken into account. This approach helps our clients reach their goals of creating meaningful destinations with personality and soul that draw people back, time and again.

DMR's expertise ranges from small infill Traditional Neighborhood and Transit Oriented projects to large scale master plans, intimate town centers to highly visible, urban retail developments. We work with our clients in developing livable patterns for growth that provides for a diverse mix of uses, promotes accessibility, reinvests in community and provides for usable open spaces.

Creating The Next Place

To create livable patterns for smart growth, DMR helps our clients with developments that create a diverse mix of uses, promotes pedestrian scale and activity, expands accessibility to the region, reinvests in centers, and helps create quality open space. We plan and design communities to foster a sense of place based on local traditions. The goal is sustainable development that integrates quality of life with the quality of the places we create.

To create such places, we offer services in the realms of:

- Community Visioning
- Urban Design
- Town Planning
- Redevelopment Planning
- Sustainable Community Development
- Mixed Use Design
- Site and Master Planning
- Landscape Design
- Transit Oriented Design
- Real Estate Consulting and Economic Analysis

Helping both the public and private sectors through the collaborative process of place making, we offer insight into creating pedestrian-friendly streets, mixed-use developments, housing options, valued open spaces, and transit-oriented design. It is our belief that through these efforts we can lead people to understand the benefits of aesthetically pleasing environments that provide for economic viability, healthier lifestyles, and reduced energy consumption...in essence a better quality of life.

Having the innovation, creativity, and the passion for developing communities into strong, sustainable and livable places, our teams address the needs of both communities who are faced with the challenges of growth, as well as those that want to enhance their existing cities, towns, villages, and neighborhoods. We understand the complex issues that are involved in growth and development; more importantly, we understand how to work with these issues to create strong, vibrant, enduring communities.

APPROACH

Our approach is to develop a plan that meets the long term goals and objectives for the Borough of Roselle and its residents. This includes developing solutions that reinforce sustainable design alternatives that are entrenched in market based reality in order to accomplish appropriate development that will complement and support the vibrant existing community. Our approach includes developing solutions based on building consensus through public outreach and



community meetings designed to provide meaningful participation by the community. This approach helps ensure community buy-in and long term success of the plan.

The objectives of building consensus are to:

- 1) Foster input from all stakeholders with continuous interaction and communication throughout the planning process;
- Provide a range of development scenarios which allow meaningful input to create a clear vision of the future by not only recognizing what is desired but also understanding what is not; and
- 3) Development of a Vision for the neighborhood that is based on an iterative process involving a series of increasingly refined cycles of analysis, consideration of alternatives, and formulation of appropriate design solutions.
- 4) This approach begins with broad goals and objectives based on general planning concepts to specific site and parcel design.

The process we propose for this study can be described through the following:

Communication Plan

At the beginning of the process DMR will develop a communications plan outlining the lines of communication, and schedule with the Borough

Our process will include communication and coordination w for a Vision Plan process that is fully transparent, informative and accessible. Communication tools could include: Interactive use of a Vision Plan website, opinion surveys, mailings, interim reports, presentations to constituent groups, webcast meetings/special presentations, social media, etc. **DMR has implemented each of these types of outreach efforts in all of our previous community outreach and visioning projects.** The Consultant will partner with the Borough to understand the communication tools and strategies that have been most successful in the past in order to outline an appropriate Communication Plan.

The Planning Process

Purpose of the Planning Process as described in the RFP would be to create a forum for educating and engaging stakeholders in the development of the Vision Plan so that it is ultimately viewed as a sound representation of the desires of the community as well as reflects any land constraints and the realities of the commercial marketplace.

The Goals of the Planning Process would be:

- To inform residents, property owners, tenants and the Borough about issues related to the current status and potentials for future development of the transit village;
- Link the process and outcomes with current and upcoming planning efforts;
- To engage and develop cooperation and understanding among these stakeholder groups;
- To establish credibility and transparency in the planning process so that outcomes are recognized as balanced and authentic by as many community stakeholders as possible.

In order to achieve these goals, it will be necessary to undertake a collaborative process that engages the various stakeholders. It is anticipated that the process will culminate in a Vision Plan that reflects the needs and desires of the community and helps direct future decision-making as it is related to the orderly growth and development of area around the train station. Furthermore, the Vision Plan will provide a framework for the development of future public policy pertaining to redevelopment, infrastructure improvements and enhancements, and development of cultural resources in and around the train station.



The DMR team will coordinate meetings with the Committee throughout the process. The following meetings are anticipated as part of the scope of services:

<u>Community Coordination Meetings:</u> The DMR Team will meet a total of eight (8) times during the process with the team.

<u>Public Presentation Meetings:</u> The DMR Team will make three (3) presentations to the Borough Council.

<u>Community Meetings:</u> The DMR Team will conduct three (3) public workshops and six community meetings to determine the vision for area

The DMR team will provide work product to the Borough that can be incorporated into the Borough's website.

As it pertains to the public workshops, DMR proposes the following outline.

<u>First Public Meeting / Workshop:</u> The DMR team will provide a presentation to the public outlining the project scope and schedule, and will provide a presentation of the draft plan components. The DMR team will present the draft planning goals developed during the initial tasks as a start point for community input.

The public meeting will be focused on gathering input from the community through a series of break-out sessions which will be lead by DMR team facilitators. The sessions will include plans, graphics and questions that will engage the public to help define and create the plan goals and vision for the project.

At the conclusion of the break-out sessions, a member from each group will present their findings to the all of the groups. This will be followed by general questions and answers and key observations from the DMR team as to the common elements presented by the different groups. A survey will be provided to every participant with the opportunity to provide additional input into the process.

<u>Second Public Meeting / Workshop:</u> The DMR Team will provide a presentation on the results of the first public meeting including the Plan Goals and Vision for the study area. The public will be presented preliminary design ideas, sketches and images.

Information provided to each group will include alternatives for specific issues related to Land Use, Development/Redevelopment, Building Character, Orientation, Scale, Access Management, Streetscape, Open Space and Historic Character.

Break-out groups will consist of six to eight individuals with a DMR team facilitator. Each break-out group will have a large formatted base map of the planning area, for building type, character, orientation, and scale, as well different street cross sections, open space and access management.

Participants will be given the opportunity to modify the designs which will allow individuals to design the area in their vision.

At the conclusion of the break-out session, members of the public will present their results back to the public in an open forum.



The DMR team will then have an open discussion of the findings and preferences depicted by the public during the break-out sessions.

The goal of the workshop process is to effectively and efficiently provide specific work product quickly and comprehensively.

<u>Third Public Meeting / Workshop:</u> At the final public workshop, the DMR team will present the draft redevelopment plan components to the public for information and input to solicit further community feedback.

Creation of the Vision Plan

Purpose of the Vision Plan: To create a shared vision and an actionable plan for the area around the train station.

Goals of the Vision Plan:

- Develop customized strategies that will be effective within the political and social environment of the community;
- To be a tool to inform current and future stakeholders about the Borough's vision and goals for the transit village;
- To assist the Borough Council in identifying and prioritizing public investment initiatives around the train station;
- To assist developers in gaining an understanding of the type, scale, design and location of desired development;
- To establish a development framework for site-specific re-development opportunities;
- To establish a basis for land use and zoning policies reflecting community desires and rationalizing marketplace realities.
- To provide for a method of maintaining, updating and evaluating the vision and vision action plan as living document.

Implementation of Vision Plan:

The DMR team will take the results of the public input and proceed with the Implementation of the Vision Plan with the following components.

- Recommend boundaries of the TOD/Transit Village District
- Develop criteria for TOD/Transit Village District overlay zone
 - Permitted Uses
 - Bulk Standards
 - o Design Standards
 - o Parking Requirements
- Incorporate the TOD/Transit Village District as a special element to the Master Plan
- Recommend further action for development opportunities around the transit village district such as areas of need of rehabilitation or redevelopment

BOROUGH OF ROSELLE PARK

TRANSIT VILLAGE COMMUNITY VISIONING PLANNING SERVICES

SECTION 2

Resumes of Key Personnel





EDUCATION

Bachelor of Architecture, University of Oklahoma

Graduate Studies, Columbia University

REGISTRATIONS

Professional Planning: NJ NJ # 33LI00158400

Architect: NJ, NY & numerous others

NJ # 21AI00552600

NY # 013025

Interior Design: NJ NJ # 21ID00027800

PROFESSIONAL AFFILIATIONS

- American Institute of Architects
- New Jersey Society of Architects
- Architects League of Northern New Jersey
- Board of Trustees, The Educational Leadership Foundation of New Jersey

Lloyd Rosenberg is the driving force behind the phenomenal growth and success of DMR Architects. As President & CEO, Lloyd leads the 40+ person team at DMR, which among many recognitions and achievements has recently celebrated four consecutive listings as the #5 New Jersey architectural firm; two consecutive listings on *NJBiz's* Best Places to Work in New Jersey; and a national ranking on Real Estate Forum's list of the 2016 Fastest Growing Companies, which recognized DMR's 44% increase in staff size and 85% increase in billing from 2015 to 2016.

When Lloyd founded the firm in 1991, it was a three-person operation focused solely on designing exceptional schools and educational facilities. Over the years, he steadily added expert talent, enabling DMR to expand its capabilities, which now also includes architectural design for the corporate, commercial, higher education, residential, healthcare and public sectors, as well as advanced sustainable design and a thriving redevelopment and urban planning department.

For 26 years, Lloyd has overseen DMR's thousands of design and construction projects, which represent hundreds of millions of dollars in construction work. Among these projects are many that have had a great impact on the landscape of New Jersey, including the State's first nature museum, the first school for the blind and the first LEED certified public school; Bergen County's first brewery; the rail station that first brought train service to the Meadowlands; and the new High Tech High School, the \$140 million vocational/technical high school in Hudson County, which upon completion, will be one of the most technologically-advanced schools in the country. The thousands of other projects completed under Lloyd's direction demonstrate DMR's wide range of skills and services, and include sophisticated healthcare facilities, elementary schools, luxury lofts, downtown master plans, police stations, parks, modern offices, academic facilities, sports complexes, renovations to an elementary school forced to close following Superstorm Sandy and construction oversight of the much-anticipated American Dream project.

With more than 55 years of experience, Lloyd is a leading architect in his own right, professionally registered across the country, and registered in Interior Design and Professional Planning in New Jersey. Individually, his impressive portfolio of award-winning designs include many noteworthy projects, as well as extensive international work, such as the 500 acre University in Kaduna, Nigeria valued at more than \$500 million.

Lloyd received a Bachelor of Architecture from the University of Oklahoma and completed Graduate Studies at Columbia University. He remains active in numerous architectural and professional organizations, and currently serves on the Board of Trustees for the Educational Leadership Foundation of New Jersey and on the advisory board for the Rutgers Center for Real Estate.

SELECT PROJECT EXPERIENCE:

PUBLIC

Jersey City Police Station Jersey City, NJ

South Toms River Municipal Complex, Police Department & Municipal Court South Toms River, NJ

Garfield Police Station Garfield, NJ

Bayonne Police Station Bayonne, NJ

Wayne Police Station Wayne, NJ

Bergen County Police Department Paramus, NJ

County of Middlesex Prosecutor's Office New Brunswick, NJ Hudson County Plaza Jersey City, NJ

Jersey City Justice Center Jersey City, NJ

Vietnam Veterans Memorial Holmdel, NJ

Bergen Cty. Police, DPW & Municipal Court Hackensack, NJ

Bergen Cty. Admin. Building & Parking Garage Hackensack, NJ

Bergen Cty. Public Safety Operations Center Mahwah, NJ

RESIDENTIAL, REDEVELOPMENT & NEW URBANISM
Annin Lofts
Verona, NJ

Little Ferry Waterfront Development Little Ferry, NJ

30 Court St. Condominiums Morristown, NJ

The Grand at Woodbridge Woodbridge, NJ

Montclair Residences at Bay Street Station Montclair, NJ

Schroeder Lofts Jersey City, NJ

The Beacon Luxury Apartments Jersey City, NJ

DeForest B. Soaries Residences Somerset, NJ

Alexan Liberty Hackensack, NJ

LLOYD A. ROSENBERG, AIA • President & CEO



The Avenue at Orange Orange, NJ

Park Tower Jersey City, NJ

Paragon 273 Hackensack, NJ

Metropolis Towers Jersey City, NJ

SkyMark Center Ridgefield Park, NJ

Wesmont Station Wood-Ridge, NJ

Journal Square Redevelopment Jersey City, NJ

EDUCATION

High Tech High School Secaucus, NJ

La Scuola d'Italia New York, NY

Alexander Hamilton Charter School Paterson, NJ

NJSDA, Quarter Mile Lane Elem. School & Buckshutem Road Elem. School Bridgeton, NJ

C.V. Starr Intermediate School Brewster, NY

Sparta Middle School & High School Sparta, NJ

Tenafly BOE - District Wide Renovations Tenafly, NJ

Teaneck BOE, District Wide Renovations Teaneck, NJ

Mahwah High School Mahwah, NJ

Paterson "Old School" #2 Paterson, NJ

Carlstadt Pre-K - 8 Public School Carlstadt, NJ

Jersey City P.S. 23 Annex Jersey City, NJ

Sam Aboff House & New School #3 Elizabeth, NJ

Westbrook Elementary School West Milford, NJ

New York City School Construction Authority (100+ Projects) Various Locations, NY

New Jersey Schools Development Authority (10+ Projects) Various Locations, NJ

St. Joseph's School for the Blind Jersey City, NJ

Robert L. Craig School Elem. School Moonachie, NJ

Various Projects as Architect of Record (400+) Various Locations, NJ

HIGHER EDUCATION

Fairleigh Dickinson University, Zen Building Madison, NJ

Ocean CC, Bartlett Hall Toms River, NJ

Middlesex CC, Crabiel Hall Edison, NJ

Bergen CC, Student Center Paramus, NJ

Monmouth Univ., Pozycki Hall West Long Branch, NJ

Middlesex CC, West Hall Edison, NJ

Raritan CC, Bookstore, Cafeteria & Facilities Management Office North Branch, NJ

Kean Univ., Master Plan Union, NJ

HEALTHCARE

Hunterdon Healthcare, 2 Medical Office Bldg. Somerset, NJ & Washington, NJ

Hunterdon Healthcare, Maternal & Fetal Ctr. Flemington, NJ

Hackensack University Medical Center, Pediatric GI Outpatient Office Hackensack, NJ

Robert Wood Johnson University Hospital (20+ Projects)

New Brunswick, NJ

Holy Name Hospital, Canopy& Lobby; Floor Renovations Teaneck, NJ

Hoboken University Medical Center, Maternity Suite Hoboken, NJ

Children's Specialized Hospital, Lobby & Offices Mountainside, NJ

St. Peter's University Hospital Admissions Office; Doctor's Lounge; Simulation Lab New Brunswick, NJ

University of Medicine and Dentistry (now Rutgers), Liberty Plaza New Brunswick, NJ

CORPORATE

Vitals Corporate Headquarters Lyndhurst, NJ

West Side Center North Bergen, NJ

2200 Fletcher Ave. Fort Lee, NJ

BMW Corporate Showrooms Montvale, NJ

Ernest & Young Office Lyndhurst, NJ

Gateway Center North Brunswick, NJ

SONY Corporate Headquarters New York, NY

SkyMark Corporate Center Ridgefield, NJ

Mack-Cali Totowa, NJ

Hatch Mott MacDonald Corporate Headquarters Iselin, NJ

Provident Bank (30+ branches) Various Locations, NJ

PNC Bank (25+ Branches) Various Locations, NJ

Sanofi-Aventis, Various Projects Various Locations, NJ

SJP Properties, Various Projects Various Locations, NJ

Alfred Sanzari Enterprises, Various Projects Hasbrouck Heights & Hackensack, NJ

INTERNATIONAL

China Electronics Company Beijing, China

National Educational Technology Center Kaduna, Nigeria

Master Plan Corbeanca, Romania

Ministry of Defense Headquarters Abuja, Nigeria

FRANCIS REINER, PP, LLA • Senior Project Manager, Partner Senior Urban Designer/Redevelopment Consultant



EDUCATION

Master of Landscape Architecture with Distinction, Harvard University GSD, 1998

Bachelor of Science, Landscape Architecture, Cornell University, 1993

REGISTRATIONS

Landscape Architect New Jersey #AS001034

Professional Planner New Jersey #33Ll00616700

Former Real Estate Broker North Carolina #186328

PROFESSIONAL AFFILIATIONS

Northern New Jersey Community Foundation, Board of Directors

TEACHING EXPERIENCE

Studio Critic (2006 – 2008) UNCC College of Architecture

Assistant Professor - 2005 UNCC College of Architecture

Teaching Assistant - 1998 Harvard University GSD

PUBLIC SPEAKING ENGAGEMENTS / AWARDS

- Building Bergen Panelist 2017
- · Building Bergen Panelist 2016
- Architects League Presentation, 2014
- BCC Downtowns and Regional Centers Panelist, 2014
- NJ Future Redevelopment Symposium Panelist Session, 2013
- NJ Real Estate Lenders Assoc., 2013
- Puffin Foundation Award Cultural Arts Center, 2013
- NJ Planning Achievement Award, Hackensack, 2013
- · Counselors of Real Estate, 2012
- BC Open Space Grant Award Atlantic Street Park, 2010 - 2012
- New Jersey Future Smart Growth Award Hackensack, 2014

Francis Reiner is an accomplished professional planner, urban designer and landscape architect with more than 20 years of experience working for both the public and private sector. He leads DMR's thriving professional planning and redevelopment consulting division, and is a partner of the firm.

Throughout his career, he has been involved with the design and development of mixed-use, urban infill, transit-oriented and traditional neighborhood developments as both a design professional and as a project manager with a development firm. He has extensive experience working with municipalities on the design and implementation of Rehabilitation and Redevelopment Plans. His experience includes: site planning, shared parking, yield studies, PILOT and developer negotiations, public workshops, zoning analysis, entitlement process, development feasibility studies, parks and streetscape design and fiscal impact analysis. In addition, he has worked with developers in the design and entitlement of multifamily and mixed-use projects which include: site planning, conceptual design through construction documentation, and construction oversight.

Joining DMR in 2008, Francis has grown the firm's urban planning portfolio to include projects in some of New Jersey's most well-known municipalities, including Hackensack, Hoboken, Bayonne, Paramus and East Orange, in addition to many others.

Francis is registered in Landscape Architecture and Professional Planning in New Jersey. He has a Master of Landscape Architecture from Harvard University, Graduate School of Design and a Bachelor of Science in Landscape Architecture from Cornell University. In addition, Francis sits on the Northern New Jersey Community Foundation Board of Directors, a nonfor-profit organization dedicated to finding solutions that lower costs for municipalities.

PUBLIC SECTOR - PROFESSIONAL PLANNING EXPERIENCE REDEVELOPMENT PLANS

Route 18 Corridor, East Brunswick, NJ Investigation Study, Middletown, NJ Hoboken North End Redevelopment Plan, Hoboken, NJ East Orange TVD Redevelopment Plan, East Orange, NJ Soldier Hill Redevelopment Plan, Paramus, NJ SkyMark Mixed Use Redevelopment Plan, Ridgefield Park, NJ Belmar Main Street Redevelopment Plan, Belmar, NJ Hackensack Downtown Rehabilitation Plan, Hackensack, NJ 52 Main Street Redevelopment Plan, Hackensack, NJ 76 Main Street Redevelopment Plan, Hackensack, NJ 94 State Street Redevelopment Plan, Hackensack, NJ 150-170 Main Street Redevelopment Plan, Hackensack, NJ 210-214 Main Street Redevelopment Plan, Hackensack, NJ 240 Main Street Redevelopment Plan, Hackensack, NJ East Salem Street Redevelopment Plan, Hackensack, NJ Probation Site Redevelopment Plan, Hackensack, NJ The Record Site Investigation Report, Hackensack, NJ Municipal Lot C Redevelopment Plan, Hackensack, NJ Ward Street Redevelopment Plan, Hackensack, NJ

REDEVELOPMENT PLANNING INITIATIVES

Kean University 2020 Master Plan, Union, NJ Paramus Mixed Use Zoning Ordinance, Paramus, NJ Bayonne Reexamination Study, Bayonne, NJ Bayonne Ferry Feasibility Analysis, Bayonne, NJ

FRANCIS REINER, PP, LLA • Senior Project Manager, Partner Senior Urban Designer/Redevelopment Consultant



PUBLIC SECTOR - PROFESSIONAL PLANNING EXPERIENCE REDEVELOPMENT PLANNING INITIATIVES

(continued)

Belmar Height Analysis, Belmar, NJ NJ DOT Transit Village District Application, Hackensack, NJ Two Way Street Conversion Oversight, Hackensack, NJ Public Parking System Report Oversight, Hackensack, NJ

REDEVELOPMENT PLANNING INITIATIVES CONTINUED

Streamlined Development Process Implementation, Hackensack, NJ Traffic Circulation Study Oversight, Hackensack, NJ Pre Application Review Committee Implementation, Hackensack, NJ Environmental Trust Loan Application, Hackensack, NJ Architectural & Neighborhood Design Standards, Hackensack, NJ Draft Tax Abatement Policy, Hackensack, NJ Draft Parking Fee Ordinance, Hackensack, NJ Negotiations with developers for PILOT's, Hackensack, NJ Atlantic Street Park, Hackensack, NJ Complete Streets Ordinance, Hackensack, NJ Mt. Paul Campus Plan, Jefferson County, NJ Ocean County College Landscape Plan, Toms River, NJ Bergen Community College Courtyard Plan, Paramus, NJ Cultural Arts Center Adaptive Reuse CD's, Hackensack, NJ

COMMUNITY PLANNING / PUBLIC WORKSHOPS

Bayonne Reexamination Study Public Workshops, Bayonne, NJ
Paramus Zoning Ordinance Public Workshops, Paramus, NJ
North End Redevelopment Plan Public Workshops, Hoboken, NJ
Hackensack Downtown Redevelopment Plan, Hackensack, NJ
Woodcliff Lake, Broadway Corridor Public Workshop, Woodcliff Lake, NJ
Indian Trail Downtown Master Plan, Indian Trail, NC*
Brevard Street Land Use and Urban Design Study, Charlotte, NC*
Morningside Village Mixed Use Urban Development, Charlotte, NC*
Lakewood Traditional Neighborhood Development, Belmont, NC*
Eagle Park Traditional Neighborhood Development, Belmont, NC*
Concord Small Area Plan, Concord, NC*
Second Ward Neighborhood Master Plan, Charlotte, NC*
Charlotte Streetcar Urban Design Study, Charlotte, NC*

PRIVATE SECTOR - URBAN DESIGN AND MIXED USE EXPERIENCE

MIXED USE DEVELOPMENT PROJECTS

SkyMark Mixed Use Village, Ridgefield, NJ
The Beacon Adaptive Reuse Development, Jersey City, NJ
Belleville Main Street Mixed Use Development, Belleville, NJ
Bloomfield Train Station Adaptive Reuse, Bloomfield, NJ
Dutton Waterfront Development, Poughkeepsie, NY
Closter Plaza Feasibility Study, Closter, NJ*
Morningside Village, Charlotte, NC*
Lakewood Traditional Neighborhood Development,
Cramerton, NC*
Parkside Traditional Neighborhood Development,
Gastonia, NC*
Christenbury Farms Traditional Neighborhood
Development, Concord, NC*
Griffith Lakes Transit Oriented Development, Charlotte, NC*

PROJECTS WITH DEVELOPMENT FIRM

Belmont, NC*

Morningside Mixed Use Urban Village, Charlotte, NC* Lakewood Traditional Neighborhood Development, Cramerton, NC* Eagle Park Traditional Neighborhood Development,

*denotes experience prior to joining DMR Architects.

LYNDSAY KNIGHT, AICP • Project Planner



EDUCATION

Master of Urban and Regional Planning, University of Colorado

Bachelor of Art, Studio Art, University of Louisville

AFFILIATIONS

American Planning Association
American Institute of Certified Planners

Lyndsay Knight joined DMR at the beginning of 2017 and quickly established herself as an integral part of the planning department. She has been involved with site feasibility studies, zoning analysis, designing master plans, implementing resiliency strategies, creating schematic designs, and conducting research on sites for environmental and social impacts.

At DMR, Lyndsay primarily works with municipalities in the design and implementation of rehabilitation and redevelopment plans, development feasibility studies, and site planning. Additionally, she has worked with developers on various multifamily and mixed-use projects, with her involvement ranging from site planning to conceptual design.

SELECT PROJECT EXPERIENCE:

PUBLIC SECTOR - PLANNING EXPERIENCE REDEVELOPMENT PLANS AND INVESTIGATION REPORTS

Middletown Investigation Study, Middletown, NJ

Hillsdale Industrial Site Investigation Study, Hillsdale, NJ

Belmar Seaport Redevelopment Plan Amendments, Belmar, NJ

68 Zabriskie Street Investigation Study and Redevelopment Plan, Hackensack, NJ

East Brunswick Tice's Lane Redevelopment Plan, East Brunswick, NJ

77 River Street Redevelopment Plan, Hackensack, NJ

Riverside Square Rehabilitation Plan, Hackensack, NJ

Block 95 Redevelopment, Belmar, NJ

Oster Investigation Study, Paramus, NJ

Belmar Height Analysis, Belmar, NJ

Woodcliff Lake Open Space Plan, Woodcliff Lake, NJ

22 Sussex Street Investigation Study, Hackensack, NJ

Township of Middletown Investigation Study, Middletown, NJ

Bayonne Reexamination Report, Bayonne, NJ

Ferry Demand Feasibility Study, Bayonne, NJ

Hoboken North End Redevelopment Plan, Hoboken, NJ

Soldier Hill Redevelopment Plan, Paramus, NJ

Continental Plaza Investigation Report, Hackensack, NJ

Holman Site Investigation Report, Hackensack, NJ

142-148 Main Street Investigation Report, Hackensack, NJ

Green Street Investigation Report, Hackensack, NJ

PRIVATE SECTOR - PLANNING EXPERIENCE MIXED USE DEVELOPMENT PROJECTS

The River Walk Concept Plan, Hanover, NJ

Canal Crossing Concept Plan, Jersey City, NJ

Peninsula Hospital Redevelopment, NY, NY*

67 Prince Street, NY, NY*

207th Street, NY, NY*

Majestic Theater Redevelopment, Bridgeport, CT*

Airmont Drive-In Redevelopment, Airmont, NY*

Factory Flats at RiNo, Denver, CO*

inCarnation, Denver, CO*

ADDITIONAL PROJECTS

Downtown Hackensack 3D Model, Hackensack, NJ

Athletic Facilities Master Plan, Franklin Township, NJ

1026 30th Street, Denver, CO*

*denotes experience prior to joining DMR Architects.

COLLEEN MAHR • Director of Business Development Client Advocate & Project Management Support



EDUCATION

Bachelor of Arts in English Rosemont College

MEMBERSHIPS & AFFILIATIONS	
New Jersey League of Municipalities (NJLM), 2nd VP	'17
NJLM, Land Use Legislative Committee Chair	'16-present
Raritan Valley Rail Coalition, Mayor's Committee Chair	'14-present
Raritan Valley Rail Coalition, Mayor's Liaison	'13-present
Mayors Against Illegal Guns	'12-present
NJLM, Co-Chair, COAH Task Force	'11-present
NJLM, Women in Municipal Gov't Comittee	'11-present
New Jersey Conference of Mayors,	'11-'13
Legislative Committee Chair	
Irish Network New Jersey, Board of Directors	'11-present
Fanwood-Scotch Plains Rotary Club, Member	'10-present
New Jersey League of Municipalities, Executive Board	'10-present
Governor's Local Gov't Ethics Task Force, Member	'09-'10
Community Advisory Group, Muhlenberg Hospital	'09
Union County Academy of the Performing Arts,	'09
Advisory Board	
NJLM, Legislative Committee Member	'08-present
NJLM, Chair, Land Use/Environment/	'08-present
Community Development Committee	
New Jersey Conference of Mayors, President	'08-'09
New Jersey League of Municipalities, Board of Directors	'04-present
New Jersey Conference of Mayors, Exec. Board Member	'04-'13
AWARDS & RECOGNITIONS	
NJBIZ, Best Fifty Women in Business	2017
NJBIZ, Innovation in Public-Private Partnership Award	2016
NJ Future, Smart Growth Award	2014
Tri Country Red Cross, Governmental Hero	2009
Union County Women's Political Action Caucus,	2009
Notable Woman in Politics	
New Jersey Conference of Mayors,	2008
Mayor of the Year Award	

Joining the DMR team in 2015, **Colleen Mahr**'s relationship with DMR first began in the 1990s, where in her role in economic development in Jersey City, she managed the establishment of the city's first charter school, the Golden Door Charter School, which was designed by DMR.

After many more years working in economic development, including most recently serving as the head of the Division of Strategic Planning and Intergovernmental Relations for the County of Union, Colleen now serves as DMR's Director Business Development, a role which is dedicated to developing and expanding client relationships. Her role also encompasses responsibilities as a client advocate, supporting and addressing client's needs, as well as providing project management support on many projects. Concurrent to this professional experience, she was elected as the Mayor of Fanwood (Union County, NJ), and is currently in her fourth term.

Her role as an elected official, combined with her background in economic development, makes her uniquely qualified to provide support on a wide variety of projects, often times providing a perspective from the client's eyes. Focusing primarily on DMR's redevelopment related projects, her supporting role draws upon her experience in undertaking the process of connecting stakeholders; formulating and coordinating county policies and programs; understanding municipal land use decisions; transportation planning and policymaking; improving access to housing opportunities; increasing sustainable transportation options; and advancing land use policies.

Colleen also currently serves on the executive board of the New Jersey League of Municipalities (NJLM) and is past President of the New Jersey Conference of Mayors. In addition, she chairs the NJLM Land Use Legislative Committee and leads the Mayor's Coalition for the Raritan Valley Rail Coalition.

PROFESSIONAL HISTORY:

2007

Director of Business Development, DMR Architects

County of Union, Women of Excellence Award

As Director of Business Development at DMR, Colleen has developed numerous new client relationships, while also expanding and enhancing many existing relationships. In supporting project management efforts, Colleen has worked along the professional design teams on the following projects:

- Bayonne Master Plan Reexamination & Ferry Demand Analysis, City of Bayonne
- North End Redevelopment Plan, City of Hoboken
- Reexamination Report & Height Analysis, Borough of Belmar
- Oak Tree Elementary School Renovation & Referendum, Township of Woodbridge
- Police Department Relocation, City of Jersey City

COLLEEN MAHR • Director of Business Development Client Advocate & Project Management Support



Mayor, Borough of Fanwood

Colleen is currently in her unprecedented fourth term of the Mayor of Fanwood. Of 565 municipalities statewide, she is one of only 73 women mayors in New Jersey and one of the longest serving. The many successful efforts and achievements during Colleen's tenure as Mayor has included:

- Overseeing the transformation of downtown Fanwood, an effort which began in 2004 and continues today through the construction of new residential units, retail establishments and streetscape improvements. These efforts earned the Borough a New Jersey Future Smart Growth Award in 2014 (for the Fanwood Crossing retail/residential complex redevelopment) and recognition in both editions of the New Jersey Handbook on Redevelopment.
- In 2016, Colleen and Community Access Unlimited, a statewide nonprofit housing agency, were recognized with the 2016 NJBIZ Public-Private Partnership Award for a mixed use facility, which includes two commercial businesses, lowincome housing and housing for residents with disabilities. This project transformed a blighted property to an attractive mixed-use asset in the community.
- Serving as a leading advocate of the "One-Stop Ride" initiative, an effort that has required detailed coordination with NJ Transit and other stakeholder groups to advocate for a "one seat ride" from the Raritan Valley Line into Penn Station, New York.

Director of Division of Strategic Planning and Intergovernmental Relations, County of Union

In overseeing the bureau of transportation planning and bureau of planning and economic development, Colleen worked with municipalities to retain and create jobs, and seek state and federal funds for economic growth. A major accomplishment during her tenure included the development of the Union County Transportation Master Plan, which provided a framework for transportation planning and investment for the County and its municipalities.

Colleen also served on the stakeholder committee for the Union County sustainability corridor economic development opportunities study that was completed under the Planning for Emerging Centers with NJTPA and NJ Transit in summer of 2013. The purpose of this effort was to work with each town along the Route 28 corridor to identify the capacity of development, attract uses for which there is was a market demand, and attract uses that would support and benefit enhanced transit.

Director of Economic Development, Borough of Roselle

For two years, Colleen worked in economic development in Roselle, where she developed a comprehensive plan to foster local economic development in the Borough and worked with small business and local organizations to provide focus and encouraged synergies in their ongoing development efforts. Colleen solicited potential developers and business owners to introduce them to local opportunities, and regularly addressed local groups to elicit input and explain their role in the ongoing development program. She worked with public and private agencies to assure their positive and productive involvement with local small business development. She also coordinated the Urban Enterprise Zone Program.

Additional Professional Experience:

- Assistant Director of Housing & Economic Development, City of Jersey City
- Director of Development, Mosaica Education

KURT VIERHEILIG, AIA, LEED AP BD + C • Senior Project Manager, Partner Director of Design



EDUCATION

Bachelor of Architecture, New Jersey Institute of Technology

REGISTRATIONS

Architect: NJ NJ # 21AI01780900

LEED AP BD + C #30648

AFFILIATIONS

American Institute of Architects Architects League of Northern New Jersey United States Green Building Council

COMPETITIONS

Grand Egyptian Museum Entry Cairo, Egypt

WTC Memorial Competition Jersey City, NJ

ALNNJ PEER Award (2007) Vierheilig Residence Franklin Lakes, NJ

ALNNJ PEER Award (2006) Meadowlands Train Station East Rutherford, NJ Joining DMR as an intern in 1999, **Kurt Vierheilig** rose through the ranks of the firm, and now serves as a Partner and the Director of Design. In addition to leading the creative design studio, he continues to serve as both a project manager and lead designer on all high-profile projects. He is a licensed architect, and a LEED-accredited professional.

Kurt's work at DMR has covered all aspects of the profession, from programming and design to project management and construction project oversight. Kurt has worked on hundreds of projects in both the public and private sector, including mixed-use, institutional, residential and commercial projects. He is among the most talented and innovative architects in the region, demonstrating passion for finding new and unique ways to express architectural meaning through form, function and sustainability.

Kurt has been involved on many of the firm's most notable buildings, including the Meadowlands Rail Station, Bergen County Public Safety Operations Center, Wesmont Station Master Plan and the River Barge Park and Marina.

Kurt earned his Bachelor of Architecture degree from New Jersey Institute of Technology. He is also a member of the United States Green Building Council and is a Trustee for the Architects League of Northern New Jersey, an American Institute of Architects chapter, and serves as the Emerging Professionals Chairperson.

SELECT PROJECT EXPERIENCE:

PUBLIC

Garfield Police Station Garfield, NJ

Wayne Police Station Wayne, NJ

Meadowlands Rail Station East Rutherford, NJ

Trailside Nature & Science Center Mountainside, NJ

Bergen County Zoological Park Paramus, NJ

Regional Sports Facility Palisades Park, NJ

Bergen County Public Safety Operations Center Mahwah, NJ

Jersey City Justice Center

Jersey City, NJ

City Hall Annex & Parking Garage Jersey City, NJ

River Bark Park Carlstadt, NJ

North Bergen Municipal Court North Bergen, NJ

UEZ Design Guidelines Roselle, NJ Master Plan

Corbeanca, Romania

North Bergen Municipal Court North Bergen, NJ

Montvale Municipal Building Montvale, NJ

CORPORATE

Maquet Cardiovascular Auditorium Wayne, NJ

SkyMark Corporate Center Ridgefield Park, NJ

China Electronics Company Beijing, China

Tellium Oceanport, NJ

Mountain Development Corporation West Paterson, NJ

Mixed-Use Office Building Somerset, NJ

Alfred Sanzari Enterprises, Various Projects Various Locations, NJ

EDUCATION High Tech High School Secaucus, NJ

ARCHITECTURE - PLANNING - ENGINEERING - INTERIORS - CONSULTING

KURT VIERHEILIG, AIA, LEED AP BD + C • Senior Project Manager, Partner Director of Design



Bergen County Technical Schools, Cafeteria Renovation & Expansion; Science Building; Landscaping Facility; **Environmental Science Building** Paramus & Hackensack, NJ

Tenafly BOE, District Wide Renovations Tenafly, NJ

Teaneck BOE, District Wide Renovations Teaneck, NJ

Lyndhurst BOE (Shared Services Projects) Board Offices & Youth Center; Community Pool Lyndhurst, NJ

NJSDA, Early Childhood Center #13 Jersey City, NJ

Carlstadt Public School Carlstadt, NJ

NJSDA, Quarter Mile Lane Elem. School & 30 Court St. Condominiums Buckshutem Road Elem. School Bridgeton, NJ

NJEDA Feasibility Study, Early Childhood **Education Facility** Perth Amboy, NJ

Randolph BOE, Various Projects Randolph, NJ

P.S. 20 Jersey City, NJ

HIGHER EDUCATION Ocean CC, Bartlett Hall

Toms River, NJ Middlesex CC, Crabiel Hall

Edison, NJ

Middlesex CC, West Hall Edison, NJ

Monmouth University, Pozycki Hall West Long Branch, NJ

Kean University, Master Plan Union, NJ

Bergen CC, Student Center Paramus, NJ

HEALTHCARE

Robert Wood Johnson University Hospital (10+ Projects)

New Brunswick, NJ

Holy Name Hospital, Various Projects Teaneck, NJ

RESIDENTIAL

Annin Lofts Verona, NJ

Little Ferry Waterfront Development Little Ferry, NJ

Morristown, NJ

The Grand at Metropark Woodbridge, NJ

DeForest B. Soaries Residences Somerset, NJ

The Fairmount & Eleven Eleven Newark, NJ

Schroeder Lofts Jersey City, NJ

Metropolis Towers Jersey City, NJ

Parkside Condominiums Bloomfield, NJ

Skyline Village Ringwood, NJ Polify Road Luxury Apartments & State Street Apartments Hackensack, NJ

New Concepts for Living Emerson, NJ

Ocean Ave. Residential Jersey City, NJ

Park Place Condominiums Seaside Heights, NJ

Meadowview Estates Palisades Park, NJ

RETAIL

Gateway Center North Brunswick, NJ

Neighborhood Retail Center Clifton, NJ Journal Square Blockfront Program Jersey City, NJ

REDEVELOPMENT SkyMark Center Ridgefield Park, NJ

Wesmont Station (Transit Village) Wood-Ridge, NJ

Montclair Residences at Bay Street Station & NJ Transit Parking Garage Montclair, NJ

Englewood Residential Redevelopment Englewood, NJ

Newark Downtown District **Building Facade Renovations** Newark, NJ

Hudson Street Streetscape Neighborhood Revitalization Hackensack, NJ

BOROUGH OF ROSELLE PARK

TRANSIT VILLAGE COMMUNITY VISIONING PLANNING SERVICES

SECTION 3

Relevant Experience & References



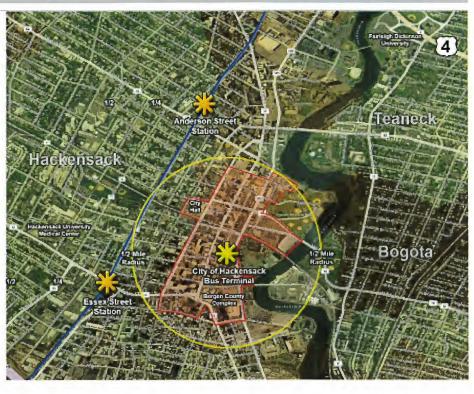


TRANSIT VILLAGE DESIGNATION

Hackensack, New Jersey

Since 2011, DMR has worked for the City of Hackensack as their downtown urban design, planning and redevelopment consultant. In this capacity, DMR was asked to apply for a transit village designation through the New Jersey Department of Transportation for properties located within a 1/2 mile of the existing New Jersey Transit Regional Bus Station, located on River Street, within the existing Rehabilitation District.

The Transit Village Initiative creates incentives for municipalities to redevelop or revitalize the areas around transit stations using design standards of transit-oriented development (TOD). TOD helps municipalities create attractive, vibrant, pedestrian-friendly neighborhoods where people can live, shop, work and play without relying on automobiles.



The Transit Village Initiative:

- Creates incentives to redevelop or revitalize the areas around transit stations;
- Includes design standards that support pedestrian friendly transit-oriented development;
- Provides potential funding in the future from some state agencies, including the NJDOT.

The process took over a year and included extensive meetings and conference calls with members of the Advisory Committee and staff.







Application Exhibit • Events Map



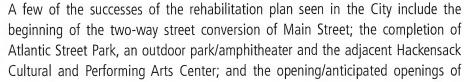
DOWNTOWN REHABILITATION PLAN FOR THE MAIN STREET AREA

Hackensack, New Jersey



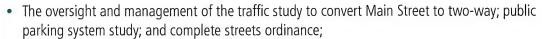
Since 2011, DMR has worked for the City of Hackensack as their downtown urban design, planning and redevelopment consultant. In this capacity, DMR developed the Downtown Rehabilitation Plan for the Main Street Area, a strategic plan to revitalize the downtown district over the next 5 to 10 years. The overall plan encompasses more than 163 acres on 39 city blocks.

The plan includes requirements for new zoning, circulation, parking and design standards for new and existing buildings in the downtown area. The development of the plan included public meetings and workshops, as well as monthly meetings with a steering committee.



the Meridia Metro, Heritage Capital, Alkova Companies and Abbott Realty developments. These developments include approximately 750 new residential units and represent the first developments in the downtown in more than 30 years. An additional 1,500 units of new residential development is in the planning stages throughout the City.





- The implementation of redevelopment website and marketing efforts; streamlined development pre- application process; review of development applications and professional testimony;
- Public presentations to organizations including New Jersey Future, Counselors of Real Estate, Architects League of Northern New Jersey, and numerous others;
- Coordination with state and government agencies, including NJ Transit and NJDOT, as well as private developers to further advance development projects;
- Designation as a Transit Village, only the second in the State surrounding a bus station;
- The disposition of City property for redevelopment;
- Nearly 25 rehabilitation/redevelopment plans for potential projects, which include the oversight of architectural and streetscape design standards. This role also requires the management of the pre-application review process for all architectural and site related requirements, and the application of several successful grants.

INTERIORS =

CONSULTING

In 2014, the project received a Smart Growth Award from New Jersey Future.

ENGINEERING =



ARCHITECTURE PLANNING



EAST BRUNSWICK • REDEVELOPMENT PLAN & TOWN CENTER CONCEPT PLAN

East Brunswick, New Jersey







DMR was retained by the Township of East Brunswick to provide professional services as the redevelopment planner for the East Brunswick Redevelopment Agency.

Under this contract, DMR was tasked with working alongside the Township in redeveloping 14 acres of the highly-trafficked Route 18 corridor. With traffic of more than 100,000 cars daily, the Route 18 corridor is one of the largest commercial corridors in the State, but it also has the State's highest vacancy rate.

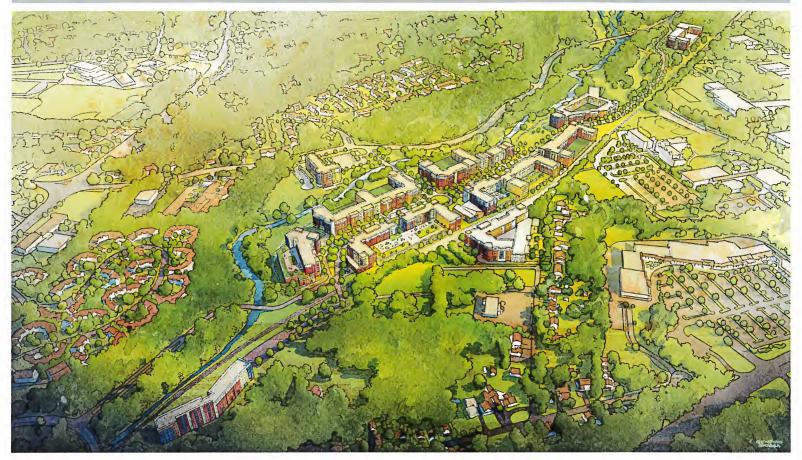
As part of this effort, DMR developed multiple concept plans for review and approval of the Township. The approved option calls for a town center, including 95,000 SF of retail, 700 units of residential and 62,000 SF of office space, in addition to parking. The site also includes a hotel site, including a 6-level, 120 room hotel; and a neighborhood park of additional apartments, townhomes, retail and parking. Also included is a Boulevard and open space.

Following the approval of the concept plan, DMR began writing the redevelopment plan for the site in order to establish development and design guidelines for future development.



HANOVER TOWN CENTER

Hanover, New Jersey



DMR provided conceptual design plans to the developer of a 88 acre site in Hanover, NJ. The project also included presenting the design options to the Mayor and Council, and working with the Township and the developer to ensure the project is mutually beneficial to both parties.

DMR designed multiple town center concepts to accommodate for the vision of a mixed-use town center, with retail, restaurants, residential apartments, townhouses and an extended-stay hotel.

The presented concept includes 150,000 square feet of retail, 1,200 residential units, and a 230-room hotel; as well as an outdoor amphitheater, walking trails along the Whippany River, promenades and a train platform.



INVESTIGATION STUDY & REDEVELOPMENT PLAN 133 RIVER STREET (PROBATION SITE) • COUNTY OF BERGEN

Hackensack, New Jersey



This property was designated as an area in need of Redevelopment by DMR. The City, Bergen County and NJ Transit worked together to propose a mixed-use development on the former County Probation Site located at 133 River Street. The intention of the project is to expand the NJ Transit Regional Bus Station on the ground floor, while providing approximately 300 parking spaces and 140 residential units within a six-story development.

The Planning Board adopted the Redevelopment Plan for the Probation Site. Other provisions of the adopted plan encompass: architectural and neighborhood design standards, reduced parking requirements, provisions for shared parking, including the requirement to provide between 150 and 300 public parking spaces with any development project.

INVESTIGATION STUDY & REDEVELOPMENT PLAN

50-52 MAIN STREET • MONAGHAN

Hackensack, New Jersey

DMR completed the investigation study and redevelopment plan at for 52 Main Street, a 0.7 acre site comprised of seven properties. The redevelopment plan allows for a five story mixed-use, 42 unit residential project with 6,000 square feet of retail.



52 Main Street

DMR served in the capacity of redevelopment consultant on these projects. Not all images were produced by DMR.



TRANSIT VILLAGE REDEVELOPMENT PLAN

East Orange, New Jersey



In its latest step in the journey to become an Urban Transit Hub, the City of East Orange retained DMR to create The City of East Orange Transit Village Redevelopment Plan, a comprehensive plan to transform the city into a destination city that is a standard for urban excellence.

DMR's plan for the half mile radius of land surrounding the Brick Church Train Station will help East Orange develop a vibrant, walkable downtown community through economic stability and transit-oriented development.

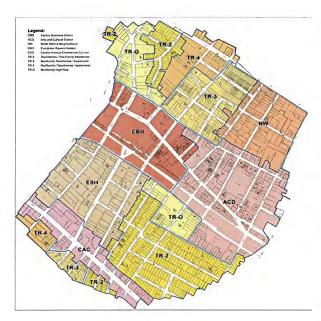
The Transit Village Redevelopment Plan consolidated seven previous studies, initiatives and plans to guide development efforts within the City.

DMR completed a 12 month process working closely with the Economic Development Director, staff and key stakeholders. The plan was adopted in 2016 and is the basis for redevelopment in the City of East Orange.

The scope of work included:

Redevelopment Strategies

Public Private Partnerships
Financial Incentive Considerations
Streamlined Submittal, Review and Approval Process
Architectural and Neighborhood Design Standards
Parking and Open Space
Traffic and Circulation



Preliminarily Parking Site Selections

Conceptual layouts for public parking structures Estimated number of spaces per structure Potential public projects Potential private development projects

Amendment to Transit Village Redevelopment Plan

Amend the Transit Village Redevelopment Plan Draft Amendment Reports

Parking Analysis

Existing Recommendations

Key components of the project included the use of GIS mapping; coordination of traffic, transportation and parking analyses; the coordination of public meetings; and coordination of work surrounding a Transit Village.



As the downtown urban design, planning and redevelopment consultant in Hackensack, DMR has developed 24 rehabilitation/redevelopment plans for potential projects, which include the oversight of architectural and streetscape design standards. Each of these projects also required the completion of an investigation report, and presentation to the Mayor and Council for approval.

A select list of the studies/plan completed, or currently underway, include:

Investigation Study/Redevelopment Plan

18 East Camden Street

240 Main Street

50-52 Main Street

107 Anderson

76 Main Street

383 Main Street

150 River Street (Record Site)

437 Main Street

94 State Street

253 Main Street (Lot D)

150-170 Main Street

133 River Street (Probation Site)

210-214 Main Street

Lot C

Continental Plaza

Holman Site

Green Street

142-148 Main Street

the pages that follow.

Developer

Hekemian & Co.

Capodagli Company

Monaghan

Prism Properties

Alexander Anderson

Clairemont

North Jersey Media

Alliance

Capodagli Company

M&M Construction

Alkova Companies

County of Bergen

Heritage Capital

Hornrock-Russo

JD Companies

Waypointe Development

Metro Meridia

Additional details on a sample of these redevelopment projects are detailed on



150-170 Main Street • Alkova



240 Main Street • Capodagli



76 Main Street • Alexander Anderson



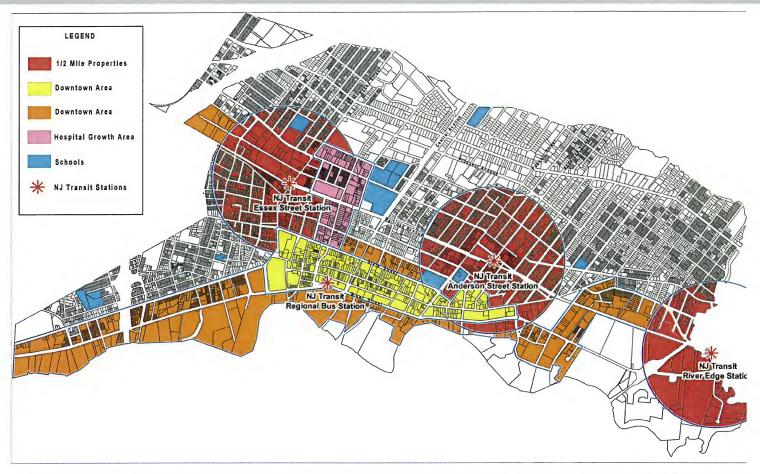
161 Main Street • Abbott Realty

DMR served in the capacity of redevelopment consultant on these projects. Not all images were produced by DMR.



MASTER PLAN REEXAMINATION REPORT

Hackensack, New Jersey



As part of DMR's ongoing and comprehensive planning efforts in the City of Hackensack, the firm completed a reexamination report for the City's Master Plan.

The Master Plan was adopted in 2001 and the previous reexamination report was completed in 2009. The updated reexamination report addresses a number of planning issues and master plan objectives from the previous documents. The plan focuses on many important elements in the City, including sustainable growth, creating an arts district, streetscape design, zoning, and parking.

The report has identified a number of areas for redevelopment and promotes a diverse range of land uses over 163 acres of land. The scope of work included the use of GIS mapping; transportation analysis focused on train, bus, and the potential for a rubber wheel trolley; and the appropriate development and uses for the City.



HOBOKEN NORTH END REDEVELOPMENT PLAN

Hoboken, New Jersey





DMR is currently under contract for professional planning services for the Hoboken North End Redevelopment Plan.

Hoboken's North End, located in the northwestern corner, is adjacent to Union City and Weehawken. Consisting of approximately 50 acres, the area reaches 14th Street at its southern boundary, Union City to the west, Weehawken to the north and Park Avenue at its east.

The plan will ultimately address land uses, building heights, bulk requirements and circulation. In addition, a proposed light rail stop will be located at the perimeter of the project. Other considerations include sustainable storm water and green building initiatives; flood damage prevention compliance and flood mitigation strategies; and environmental rehabilitation considerations.

Development of the plan has required the use of GIS mapping and the coordination of visioning and consensus building meetings. Thus far, the project has advanced through the first phase of public meetings.

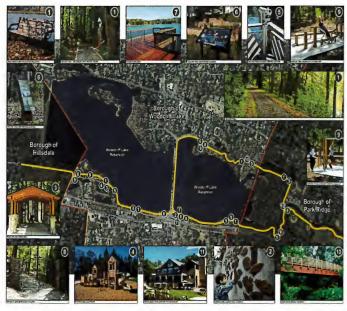
The development of the redevelopment plan has also included an extensive public involvement process including multiple public workshops, an online survey and stakeholder interviews.



WOODCLIFF LAKE OPEN SPACE PLAN and BROADWAY CORRIDOR ZONING

Woodcliff Lake, New Jersey





DMR is currently under contract with the Borough of Woodcliff Lake to provide professional planning services. Projects completed as part of this contract has included plans to create an inter-municipal walking trail along the Woodcliff Lake Reservoir, on property owned by Suez Water, as well as the re-zoning of the Broadway Corridor, a 30-acre stretch of mostly barren land that runs through the Township.

The proposed trail will run from Hillsdale to Park Ridge along the eastern side of the reservoir and will include a loop along the western side of the reservoir to Mill Road and Woodcliff Avenue. Trail amenities will include benches, trash receptacles, workout stations, interpretive displays, pedestrian bridges, donor options and viewing stations.

Efforts for the redevelopment of the Broadway Corridor included writing new zoning to promote mixed-use development, with retail on the ground level and residential above.



BAYONNE MASTER PLAN REEXAMINATION and FERRY FEASIBILITY ANALYSIS

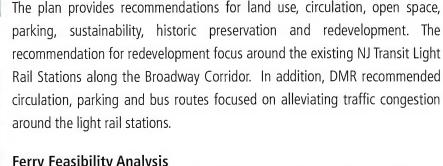
Bayonne, New Jersey



Master Plan Reexamination

In an effort to continue economic stability, the City of Bayonne hired DMR to complete its first reexamination study in more than ten years. The scope included updating the City's plan to address numerous elements such as land use, economic development, historic preservation, housing and open space.

The development of the plan included a multi-tiered public involvement process which entailed consensus building through meetings with a steering committee, staff, three public workshops and an online survey. The public workshops included more than 400 participants and the online survey included more than 1,000 responses.





Ferry Feasibility Analysis

As an extension of the reexamination study, DMR began work on a feasibility analysis for a private ferry system from Bayonne to New York City. This process was initiated with an online survey to determine the demand for a commuter ferry from the Military Ocean Terminal at Bayonne (MOTBY).

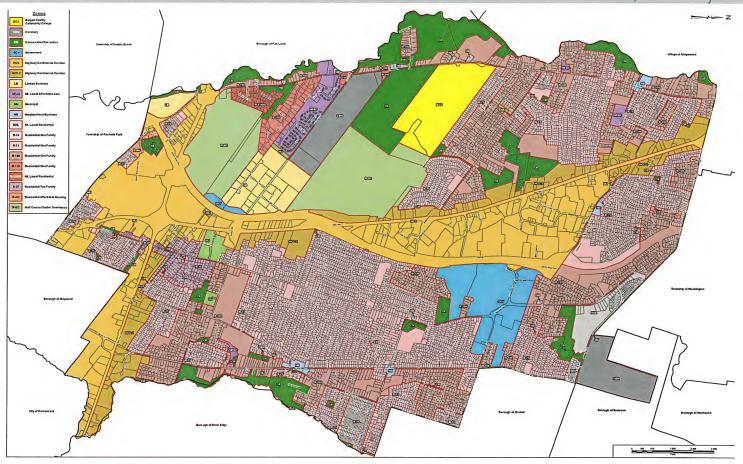


The study uses existing commuter and census data, socio-economic information, and times to determine the existing and future markets for ferry use. In addition to ridership projections, the study determined the number of stops and most likely destination to support the implementation. The process included research, census data, GIS mapping, online surveys, and on site interviews, as well as input from NJ Transit and the Port Authority of New York and New Jersey to determine the feasibility of the project.



BOROUGH OF PARAMUS REEXAMINATION REPORT and **ZONING ORDINANCE**

Paramus, New Jersey



In 2016, DMR completed a reexamination study for the Borough of Paramus in an effort to promote revitalization along the major highway corridors. The study looked at the various Business zoning districts located along the highways and recommended consolidation of those zones into two primary zoning districts, one of which would promote mixed use development, while another would act as a buffer between the existing commercial and residential districts.

As a result of the adoption of the reexamination study, DMR worked with the Planning Board and staff to develop a new zoning ordinance that created the Highway Commercial Corridor Districts. The zoning ordinance was adopted in 2017 and is the basis for creating a mixed-use, pedestrian friendly development pattern.

This process included three public workshops to build consensus and better guide the process.



FIRST WARD REDEVELOPMENT INITIATIVE and TRANSIT VILLAGE DESIGNATION

Garfield, New Jersey

DMR, along with Greater Bergen Community Action, were designated the co-master developers of the Passaic Street commercial area in Garfield. The scope of the project includes a plan for the rehabilitation of the area, including a vision of a new, mixed-use development, adaptive re-use and a Transit Village designation. The 'area in need of rehabilitation' is a 19-block area of the City's First Ward.

Efforts to complete this process are continuing, including meeting with property owners and developers, examining the feasibility of various development scenarios, and primarily, planning transit-oriented development surrounding the Garfield train stop. Ultimately, the project is envisioned to include both residential and commercial development, including the relocation of the Greater Bergen Community Action offices to a key property on Passaic Street.









CONCEPTUAL SITE PLAN and **MASTER PLAN REEXAMINATION**

Westampton, New Jersey

With a wide variety of housing options and commercial and industrial job opportunities, Westampton, a 12 square mile municipality in Burlington County, is a highly livable community, despite having no downtown. In response to a large population increase due to these inherent amenities, there is a demand within the community for suitable development.

DMR provided professional planning services to the Township in support of these efforts, including consulting efforts on major projects, such as

the design of a new, mixed-use town center with office, retail and residential space, and the expansion of Virtua Hospital, an estimated \$700-\$800 million project which will bring a 330-bed, acute care hospital to the community.

DMR also provided planning support for the Master Plan Re-Examination report to accommodate for these efforts.

ARCHITECTURE - PLANNING - ENGINEERING - INTERIORS - CONSULTING



ENGLEWOOD REDEVELOPMENT

Englewood, New Jersey







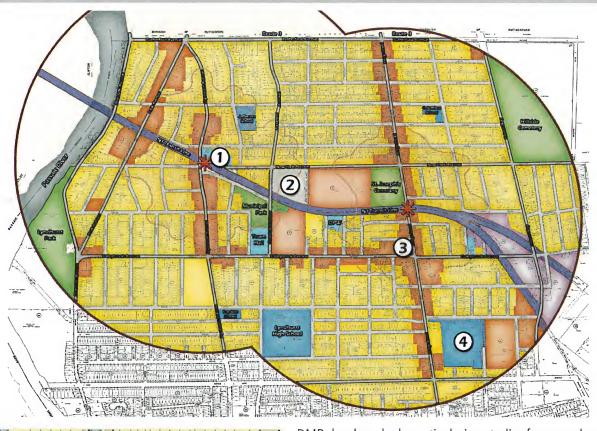
DMR was retained by Hekemian Kasparian Troast to perform turn-key land use planning and architectural services for the redevelopment of a former General Motors site.

The 16 acre tract, designated as an area in need of redevelopment, was designed to include a 350 luxury residential apartment complex made up of six, four-story buildings with associated amenities such as a clubhouse, pool and common green. The residential units were designed above retail space of approximately 5,000 square feet. Surface parking was minimized via the design of a 300-car parking garage.

In addition, the outskirts of the property contained 228,000 square feet of office/commercial space. As an urban infill project, DMR designed a complex of high-rise luxury towers and associated parking garage with a rooftop pool and ground level retail.











DMR developed schematic design studies for several properties owned by the Township of Lyndhurst to determine the development yield.

The studies included several infill properties surrounding the existing transit stations, improvements to existing streetscape and transit stops and the potential redevelopment of a transit village.

The schematic plans were used by the Township to determine the potential redevelopment for properties.



SKYMARK CENTER REDEVELOPMENT PLAN

Ridgefield Park, New Jersey





Regional Retail Center



Mixed-Use Village Center

DMR developed a master plan theme and design concepts for SkyMark Center, a proposed development which will transform a 55-acre property in Ridgefield Park, N.J. The master plan theme divides the property into two unified districts: a regional retail center and a mixed-use village center. The SkyMark redevelopment is the largest to be built in Bergen County in the last 30 years.

SkyMark Center will offer opportunities to both small and large retailers. The regional retail center will provide a combination of big box retailers, junior anchors, a fitness center and self-storage facility. The village center will provide a pedestrian friendly shopping district for ground floor retailers and restaurants.

Situated at the intersection of the New Jersey Turnpike, Route 80 and Route 46, SkyMark is located in Bergen County, New Jersey's most populated county and also one of the nation's wealthiest counties based on income per capita.

In addition to approximately 850,000 square feet of retail, SkyMark will include approximately 1,000 residential units and a full service conference hotel with a world-class spa facility.









BUILDING # 1 - EAST ELEVATION 1/8"=1'-0"



Somerset Development, owner of a 67-acre tract of land which had been declared an area in need of redevelopment, retained DMR to plan and design a comprehensive redevelopment project on the site of the former Curtiss-Wright aircraft plant.

Working with the community, various agencies, the municipality, and the developer, DMR completed the conceptual land use plan that provided for a mixed-use of 737 housing units, 130,000 square foot of retail space, office space, walking and biking paths, a public square, a community center and a new middle school — all within a five minute walk to a proposed train station connecting the Bergen Line commuter rail to Manhattan. In 2016, the NJTransit stop opened, offering rail service to New York either via a change in Secaucus to go into Penn Station or a change in Hoboken to the PATH network.

The goal of this design - to foster a true live, work and play environment - was achieved. In 2006, the project was honored with a Smart Growth Award from New Jersey Future.



ATLANTIC STREET PARK & CULTURAL AND PERFORMING ARTS CENTER

Hackensack, New Jersey



Since 2011, DMR has worked for the City of Hackensack as their downtown urban design, planning and redevelopment consultant. In addition to this role, DMR has supported the City from an architectural and landscape architectural perspective, completing redevelopment catalyst projects including the Hackensack Cultural and Performing Arts Center and Atlantic Street Park, a multi-phase project that has brought a cultural arts center and public park to the heart of the downtown.

The Hackensack Cultural and Performing Arts encompasses the 140+ year old, former Masonic temple at 102 State Street in Hackensack, with Atlantic Street Park located on the adjacent site, a former under-utilized surface parking area. The building program provides gallery, programming and performance space, including a 200-seat theatre.

Atlantic Street Park transformed an under-utilized, municipal surface parking lot to an area that provides performance areas for spring and summer concerts, shaded outdoor space for lunch hour, an intimate garden and outdoor chess tables. The design includes an outdoor performance stage, with ample seating on benches, seatwalls and lawn areas. A significant architectural feature is wooden trellises that create an outdoor room, while also providing shade during the spring and summer months. Since it's opening, the park has been used continually for outdoor movie nights, Shakespeare in the Park and lunch time concerts.







HACKENSACK RECREATION CENTER (M&M BUILDING)

Hackensack, New Jersey





DMR developed a conceptual site plan, building floor plans and cost estimates for the design of a Community Center in the City of Hackensack.

The project includes the adaptive reuse of an existing community center, with the addition of a 20,000 square foot gymnasium that will support the existing residential neighborhood.

The design includes converting the existing small basketball court into flexible meeting spaces for residents and seniors, while adding a state of the art gymnasium that will have flexibility for basketball, volleyball, baseball hitting cages and indoor soccer.

DMR provided multiple alternatives which include a second level for additional community rooms as a part of the conceptual design and cost estimate.

The project supports the on-going revitalization efforts in the City of Hackensack, which DMR is supporting from both a urban design and architectural design perspective.



CLIENT CITY OF HACKENSACK

REFERENCES

CONTACT PERSON

Albert Dib

Director of Redevelopment

201-646-3908

Stephen Lo Iacono

Former City Manager

201-991-6060

(contact information at current position at Borough of North

Arlington)

CITY OF BAYONNE

Mayor Jimmy Davis

201-858-6010

TOWNSHIP OF EAST BRUNSWICK

Mayor Brad Cohen

732-390-6810

TOWNSHIP OF MIDDLETOWN

Brian M. Nelson

Redevelopment Attorney

732-268-8001

BOROUGH OF HILLSDALE

Councilman Frank Pizzella

201-666-4800

TRANSIT VILLAGE COMMUNITY VISIONING PLANNING SERVICES





Borough of Roseile Park Transit Village Community Planning Services

Tasks					
Task	Task Hours	Pri	ce Per Task		
Recommend boundaries of the TOD/Transit Village District	12	\$	1,800.00		
2. Develop criteria for TOD/Transit Village District overlay zone					
a. Permitted Uses	12	\$	1,800.00		
b. Bulk Standards	12	\$	1,800.00		
c. Design Standards	40	\$	6,000.00		
d. Parking Requirements	12	\$	1,800.00		
3. Incorporate the TOD/Transit Village District as a special element to the Master Plan	32	\$	4,800.00		
4. Recommend furter action for development opportunities	32	\$	4,800.00		
5. Develop Draft Report	60	\$	9,000.00		
6. Develop Final Report	40	\$	6,000.00		
Subtotal for Tasks	252	\$	37,800.00		

Meetings				
Meeting	Number of Meetings	Hours Per Meeting	T	otai Price
Coordination Committee Meetings (2 people)	8	4	\$	9,600.00
Borough Council Meetings (1 person)	3	4	\$	1,800.00
Community / Key Stakeholder Meetings	6	4	\$	7,200.00
Public Workshops (2 people)	3	4	\$	3,600.00
Coordination & Products/Visuals for Meetings		8	\$	20,400.00
Subtotal for Meetings			\$	42,600.00

	Renderings		
Renderings (Maximum 3)		\$	9,000.00

Reimbursable Expenses	
Reimbursable costs for non-routine expenses (10%)	\$ 8,940.00

Total Not to Exceed Amount for Aggregated Services \$ 98,340.00

Project Timeline	
Coordination Committee Meetings	Throughout
Community / Key Stakeholder Meetings	Months 0-2
Public Meeting #1 (Recommend boundaries)	Month 2
Borough Council Meeting	Month 2
Public Meeting #2 (Draft elements/plan)	Month 3
Borough Council Meeting	Month 4
Public Meeting #3	Month 5
Borough Council Meeting	Month 6
Final Plan	Month 8
Development Opportunites	Month 8

TRANSIT VILLAGE COMMUNITY VISIONING PLANNING SERVICES

SECTION 5

Legal and Business Documents



SUBMISSION CHECKLIST

	THE FOLLOWING ITEMS, AS INDICATED BELOW [X], SHALL BE PROVIDED	T., 242 . 1
	WITH THE RECEIPT OF SEALED SUBMISSIONS	Initial Here
\boxtimes	Completed RFP Checklist	
\boxtimes	Completed Submission Form / Qualification Statement	1/1
\boxtimes	Statement of Ownership Disclosure	1/1
\boxtimes	Non-Collusion Affidavit	W
\boxtimes	Required EEO/Affirmative Action Evidence & Signed Compliance Notice	The
\boxtimes	Acknowledgement of Americans with Disabilities Act Language of 1990	
\boxtimes	Disclosure of Investment Activities in Iran	MS
\boxtimes	Insurance Requirement Acknowledgement Form	02/
\boxtimes	Certification Regarding Political Contributions	TA /
\boxtimes	New Jersey Business Registration Certificate of Vendor	DA
\boxtimes	W-9 of Vendor	ch
it	his checklist is provided for vendor's use in assuring compliance with required documentation; how does not include all submission requirements and does not relieve the vendor of the need to read the many larger than the RFP.	

SUBMISSION FORM / QUALIFICATION STATEMENT

(ATTACH ADDITIONAL SHEETS AS NECESSARY, BUT DO NOT SIMPLY ATTACH VENDOR MATERIALS AND TYPE/WRITE: "SEE ATTACHED")

ase refer to the	projects similar to proceeding pro	posal, Section	1 Z.	
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SUBMISSION FORM / QUALIFICATION STATEMENT (CONTINUED)

(ATTACH ADDITIONAL SHEETS AS NECESSARY, BUT DO NOT SIMPLY ATTACH VENDOR MATERIALS AND TYPE/WRITE: "SEE ATTACHED")

Please refer to th	e proceeding	proposal, se	CTION 3.				
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SUBMISSION FORM / QUALIFICATION STATEMENT (CONTINUED)

(ATTACH ADDITIONAL SHEETS AS NECESSARY, BUT DO NOT SIMPLY ATTACH VENDOR MATERIALS AND TYPE/WRITE: "SEE ATTACHED")

3. Description of ability to provide the services in a timely fashion (including staffing, familiarity and location of key staff): Please refer to the proceeding proposal, Section 1.						
Tiedse Telef It	o me proceed	iiig proposai,	JOCHOTT 1.			****
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SUBMISSION FORM / QUALIFICATION STATEMENT (CONTINUED)

(ATTACH ADDITIONAL SHEETS AS NECESSARY, BUT DO NOT SIMPLY ATTACH VENDOR MATERIALS AND TYPE/WRITE: "SEE ATTACHED")

individuals who will perform services, and all expenses for any work that is not included in the primary duties:
Please refer to the proceeding proposal, Section 4.
CERTIFICATION OF PROPOSAL (Sign Below)
Firm: DMR Architects
Date: 11/30/18
Authorized Representative (Print): Lloyd A. Rosenberg, AIA
Signature:
Title: President & CEO
Telephone No.: 201-288-2600
Fax No. 201-288-2662

STATEMENT OF OWNERSHIP DISCLOSURE

N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)

THIS STATEMENT SHALL BE COMPLETED, CERTIFIED TO, AND INCLUDED WITH ALL BID AND PROPOSAL SUBMISSIONS. FAILURE TO SUBMIT THE REQUIRED INFORMATION IS CAUSE FOR AUTOMATIC REJECTION OF THE BID OR PROPOSAL.

Name	of Organization: DMR Architects
Organ	ization Address: 777 Terrace Avenue, Suite 607, Hasbrouck Heights, NJ 07604
Part I Check	the box that represents the type of business organization:
\square So	le Proprietorship (skip Parts II and III, execute certification in Part IV)
\square_{N_0}	on-Profit Corporation (skip Parts II and III, execute certification in Part IV)
X Fo	or-Profit Corporation (any type)
Li	mited Liability Company (LLC)
\square_{Pa}	rtnership
Li	mited Partnership
Li	mited Liability Partnership (LLP)
Ot	her (be specific):
<u>Part II</u>	
X	The list below contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be. (COMPLETE THE LIST ON THE NEXT PAGE IN THIS SECTION)
	OR
	No one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be. (SKIP TO PART IV)

STATEMENT OF OWNERSHIP DISCLOSURE

(Continued)

(Please attach additional sheets if more space is needed):

Name of Individual or Business Entity	Home Address (for Individuals) or Business Address
Lloyd A. Rosenberg, AIA	11 East Place, Suffern, NY 10901

Part III

DISCLOSURE OF 10% OR GREATER OWNERSHIP IN THE STOCKHOLDERS, PARTNERS OR LLC MEMBERS LISTED IN PART II

If a bidder has a direct or indirect parent entity which is publicly traded, and any person holds a 10 percent or greater beneficial interest in the publicly traded parent entity as of the last annual federal Security and Exchange Commission (SEC) or foreign equivalent filing, ownership disclosure can be met by providing links to the website(s) containing the last annual filing(s) with the federal Securities and Exchange Commission (or foreign equivalent) that contain the name and address of each person holding a 10% or greater beneficial interest in the publicly traded parent entity, along with the relevant page numbers of the filing(s) that contain the information on each such person. Attach additional sheets if more space is needed.

Website (URL) containing the last annual SEC (or foreign equivalent) filing	Page #'s

Please list the names and addresses of each stockholder, partner or member owning a 10 percent or greater interest in any corresponding corporation, partnership and/or limited liability company (LLC) listed in Part II other than for any publicly traded parent entities referenced above. The disclosure shall be continued until names and addresses of every noncorporate stockholder, and individual partner, and member exceeding the 10 percent ownership criteria established pursuant to N.J.S.A. 52:25-24.2 has been listed. Attach additional sheets if more space is needed.

Stockholder/Partner/Member and Corresponding Entity Listed in Part II	Home Address (for Individuals) or Business Address

STATEMENT OF OWNERSHIP DISCLOSURE (Continued)

Part IV Certification

I, being duly sworn upon my oath, hereby represent that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge: that I am authorized to execute this certification on behalf of the bidder/proposer; that the Borough of Roselle Park is relying on the information contained herein and that I am under a continuing obligation from the date of this certification through the completion of any contracts with the Borough of Roselle Park to notify the Borough of Roselle Park in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I am subject to criminal prosecution under the law and that it will constitute a material breach of my agreement(s) with the, permitting the Borough of Roselle Park to declare any contract(s) resulting from this certification void and unenforceable.

		\		
Full Name (Print):	Lloyd A	Rosenberg, AIA	Title:	President & CEO
Signature:	X	1	Date:	11/30/18

NON-COLLUSION AFFIDAVIT

State of New Jersey County of Bergen ss:
I, Lloyd A. Rosenberg, AIA of the City of Hasbrouck Heights in
the County of Bergen and State of New Jersey full age, being duly
sworn according to law on my oath depose and say that:
I am President & CEO of the firm of DMR Architects (Title or Position) (Name of Firm)
the bidder making this Proposal for the above named project, and that I executed the said proposal with full
authority so to do; that said bidder has not, directly or indirectly entered into any agreement, participated in any
collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the above
named project; and that all statements contained in said proposal and in this affidavit are true and correct, and
made with full knowledge that the Borough of Roselle Park relies upon the truth of the statements contained in
said proposal and in the statements contained in this affidavit in awarding the contract for the said project.
I further warrant that no person or selling agency has been employed or retained to solicit or secure
such contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee,
except bona fide employees or bona fide employees or bona fide established commercial or selling agencies
maintained by DMR Architects (name of contractor).
maintained by DMR Architects (name of contractor). Subscribed and sworn to August & Contractor
before me this <u>a & day</u>
of <u>Mw</u> , <u>20.18</u> <u>X.</u> Signature
Lloyd A. Rosenberg, AIA, President & CEO (Type or print name of affiant under signature)
Notary public of Notary public of
My Commission expires $\frac{2}{3}$
SUSAN L. EIS NOTARY PUBLIC OF NEW JERSEY Gommission Expires 2/3/2020 Page 18 of 29

AFFIRMATIVE ACTION COMPLIANCE NOTICE N.J.S.A. 10:5-31 and N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICE AND GENERAL SERVICE CONTRACTS

This form is a summary of the successful bidder's requirement to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27-1 et seq.

The successful bidder shall submit to the public agency, after notification of award but prior to execution of this contract, one of the following three documents as forms of evidence:

a) A photocopy of a valid letter that the contractor is operating under an existing Federally approved or sanctioned affirmative action program (good for one year from the date of the letter);

OR

 A photocopy of a Certificate of Employee Information Report approval, issued in accordance with N.J.A.C. 17:27-4;

OR

c) A photocopy of an Employee Information Report (Form AA302) provided by the Division and distributed to the public agency to be completed by the contractor in accordance with N.J.A.C. 17:27-4.

The successful vendor may obtain the Affirmative Action Employee Information Report (AA302) from the contracting unit during normal business hours.

The successful vendor(s) must submit the copies of the AA302 Report to the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts (Division). The Public Agency copy is submitted to the public agency, and the vendor copy is retained by the vendor.

The undersigned vendor certifies that he/she is aware of the commitment to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27.1 et seq. and agrees to furnish the required forms of evidence.

The undersigned vendor further understands that his/her bid shall be rejected as non-responsive if said contractor fails to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27-1 et seq.

COMPANY:	DMR Architects	
SIGNATURE:		
PRINT NAME:	Lloyd A. Rosenberg, AIA	
	dent & CEO	
DATE: 11/30,	/18	
DATE:	710	

EXHIBIT A

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127)

N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICE AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted Borough employment goals established in accordance with N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken

EXHIBIT A

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127)

N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICE AND GENERAL SERVICE CONTRACTS (Continued)

without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval Certificate of Employee Information Report

Employee Information Report Form AA302 (electronically provided by the Division and distributed to the public agency through the Division's website at ww.state.nj.us/treasury/contract compliance).

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Purchase & Property, CCAU, EEO Monitoring Program as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Purchase & Property, CCAU, EEO Monitoring Program for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C. 17:27.



CERTIFICATE OF EMPLOYEE INFORMATION REPORT



AMERICANS WITH DISABILITIES ACT OF 1990

Equal Opportunity for Individuals with Disability

The Contractor and the Owner, do hereby agree that the provisions of Title 11 of the Americans with Disabilities Act of 1990 (the "Act") (42 U.S.C. S121 01 et seq.), which prohibits discrimination on the basis of disability by public entities in all services, programs, and activities provided or made available by public entities, and the rules and regulations promulgated pursuant there unto, are made a part of this contract. In providing any aid, benefit, or service on behalf of the owner pursuant to this contract, the contractor agrees that the performance shall be in strict compliance with the Act. In the event that the contractor, its agents, servants, employees, or subcontractors violate or are alleged to have violated the Act during the performance of this contract, the contractor shall defend the owner in any action or administrative proceeding commenced pursuant to this Act. The contractor shall indemnify, protect, and save harmless the owner, its agents, servants, and employees from and against any and all suits, claims, losses, demands, or damages, of whatever kind or nature arising out of or claimed to arise out of the alleged violation. The contractor shall, at its own expense, appear, defend, and pay any and all charges for legal services and any and all costs and other expenses arising from such action or administrative proceeding or incurred in connection therewith. In any and all complaints brought pursuant to the owner's grievance procedure, the contractor agrees to abide by any decision of the owner which is rendered pursuant to said grievance procedure. If any action or administrative proceeding results in an award of damages against the owner, or if the owner incurs any expense to cure a violation of the ADA which has been brought pursuant to its grievance procedure, the contractor shall satisfy and discharge the same at its own expense.

The owner shall, as soon as practicable after a claim has been made against it, give written notice thereof to the contractor along with full and complete particulars of the claim, If any action or administrative proceeding is brought against the owner or any of its agents, servants, and employees, the *owner shall* expeditiously forward or have forwarded to the contractor every demand, complaint, notice, summons, pleading, or other process received by the owner or its representatives.

It is expressly agreed and understood that any approval by the owner of the services provided by the contractor pursuant to this contract will not relieve the contractor of the obligation to comply with the Act and to defend, indemnify, protect, and save harmless the owner pursuant to this paragraph.

It is further agreed and understood that the owner assumes no obligation to indemnify or save harmless the contractor, its agents, servants, employees and subcontractors for any claim which may arise out of their performance of this Agreement. Furthermore, the contractor expressly understands and agrees that the provisions of this indemnification clause shall in no way limit the contractor's obligations assumed in this Agreement, nor shall they be construed to relieve the contractor from any liability, nor preclude the owner from taking any other actions available to it under any other provisions of the Agreement or otherwise at law.

The undersigned vendor consents to the full understanding of the forgoing Americans with Disabilities Act Language of 1990:

Bidder/Vendor: DMR Architects

Signature:

Full Name (Print): Lloyd A. Rosenberg, AIA

Title: President & CEO

Date 11/30/18

DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN

PART 1: CERTIFICATION BIDDERS MUST COMPLETE PART 1 BY CHECKING EITHER BOX.

Pursuant to Public Law 2012, c. 25, any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must complete the certification below to attest, under penalty of perjury, that neither the person or entity, nor any of its parents, subsidiaries, or affiliates, is identified on the Department of Treasury's Chapter 25 list as a person or entity engaging in investment activities in Iran. The Chapter 25 list is found on the Division's website at http://www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf. Bidders must review this list prior to completing the below certification. Failure to complete the certification will render a bidder's proposal non-responsive.

Bidder/Vendor:

PLEASE CHECK EITHER BOX:
I certify, pursuant to Public Law 2012, c. 25, that neither the person/entity listed above nor any of the entity's parents, subsidiaries, or affiliates is listed on the N.J. Department of the Treasury's list of entities determined to be engaged in prohibited activities in Iran pursuant to P.L. 2012, c. 25 ("Chapter 25 List"). I further certify that I am the person listed above, or I am an officer or representative of the entity listed above and am authorized to make this certification on its behalf. I will skip Part 2 and sign and complete the Certification below. OR
☐ I am unable to certify as above because I or the bidding entity and/or one or more of its parents, subsidiaries, or affiliates is listed on the Department's Chapter 25 list. I will provide a detailed, accurate and precise description of the activities in Part 2 below and sign and complete the Certification below. Failure to provide such will result in the proposal being rendered as non-responsive and appropriate penalties, fines and/or sanctions will be assessed as provided by law.
PART 2 PROVIDE FURTHER INFORMATION RELATED TO INVESTMENT ACTIVITIES IN IRAN You must provide a detailed, accurate and precise description of the activities of the bidding person/entity, or one of its parents, subsidiaries or affiliates, engaging in the investment activities in Iran outlined above by completing the form below. (PROVIDE INFORMATION RELATIVE TO THE ABOVE QUESTIONS. PLEASE PROVIDE THOROUGH ANSWERS TO EACH QUESTION. IF YOU NEED TO MAKE ADDITIONAL ENTRIES, USE ADDITIONAL PAGES).
Name:
Relationship to Bidder/Vendor:
Description of Activities:

Duration of Engagement: ______Anticipated Cessation Date: _____

Contact Name: _____ Contact Phone Number: ____

<u>DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN</u> (Continued)

CERTIFICATION

I, being duly sworn upon my oath, hereby represent and state that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I attest that I am authorized to execute this certification on behalf of the below-referenced person or entity. I acknowledge that the Borough of Roselle Park is relying on the information contained herein and thereby acknowledge that I am under a continuing obligation from the date of this certification through the completion of contracts with the Borough of Roselle Park to notify the Borough of Roselle Park in writing of any changes to the answers or information contained herein. I acknowledge that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I recognize that I am subject to criminal prosecution under the law and that it will also constitute a material breach of my agreements(s) with the Borough of Roselle Park and that the Borough of Roselle Park at its option may declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print): Lloyd A. Rosenberg, AIA	
Signature:	
Title: President & CEO	
Date11/30/18	
Bidder/Vendor: DMR Architects	

INSURANCE REQUIREMENTS AND ACKNOWLEDGEMENT FORM

Certificate(s) of Insurance shall be filed with the Borough Clerk's Office upon award of contract by the governing body

The minimum amount of insurance to be carried by the Professional Service Entity shall be as follows:

PROFESSIONAL LIABILITY INSURANCE

Limits shall be a minimum of \$1,000,000.00 for each claim and \$1,000,000.00 aggregate each policy period.

Acknowledgement of Insurance Requirement:		
SIGNATURE:	DATE:11/30/18	_
Lloyd A. Rosenberg, AIA, President & CEO		
(Printed Name & Title)		



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 2/20/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

certificate holder in lieu of such endor	sement(s).				g. no to the			
PRODUCER			CONTACT Grego:	ry Kumm					
Prosurance Redeker Group Ltd			PHONE (A/C, No, Ext): (212) 693-1550 FAX (A/C, No): (212) 406-0924						
111 Broadway			E-MAIL (Alc, NO): E-MAIL (Alc, NO): ADDRESS: Greg@proredinsure.com						
Suite 1404			INSURER(S) AFFORDING COVERAGE NAIC #						
New York NY 10	006		INSURER A: CONTINENTAL INSURANCE COMPANY OF NJ 42625						
INSURED			INSURER B:						
DMR Architects, P.C.			INSURER C :						
777 Terrace Avenue			INSURER D :	_					
			INSURER E :						
Hasbrouck Heights NJ 07	604		INSURER F:	-					
COVERAGES CEF	RTIFICAT	E NUMBER:MASTER CO	I		REVISION NUMBER:				
THIS IS TO CERTIFY THAT THE POLICIES INDICATED. NOTWITHSTANDING ANY RE CERTIFICATE MAY BE ISSUED OR MAY EXCLUSIONS AND CONDITIONS OF SUCH	EQUIREMI PERTAIN, POLICIES	ENT, TERM OR CONDITION : , THE INSURANCE AFFORDE S. LIMITS SHOWN MAY HAVE	OF ANY CONTRACED BY THE POLICI BEEN REDUCED BY	T OR OTHER I ES DESCRIBED Y PAID CLAIMS.	DOCUMENT WITH RESPECT TO	WHICH THIS			
INSR LTR TYPE OF INSURANCE	ADDL SUB INSD WVI	D POLICY NUMBER	POLICY EFF (MM/DD/YYY	POLICY EXP (MM/DD/YYYY)	LIMITS				
COMMERCIAL GENERAL LIABILITY					EACH OCCURRENCE \$				
CLAIMS-MADE OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) \$				
					MED EXP (Any one person) \$				
					PERSONAL & ADV INJURY \$				
GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE \$				
POLICY PRO-					PRODUCTS - COMP/OP AGG \$				
OTHER:					\$				
AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$				
ANY AUTO ALL OWNED SCHEDULED					BODILY INJURY (Per person) \$				
AUTOS SCHEDULED AUTOS NON-OWNED					BODILY INJURY (Per accident) \$				
HIRED AUTOS AUTOS					PROPERTY DAMAGE (Per accident) \$				
					\$				
UMBRELLA LIAB OCCUR					EACH OCCURRENCE \$				
EXCESS LIAB CLAIMS-MADE	-				AGGREGATE \$				
DED RETENTION \$ WORKERS COMPENSATION					\$ OTH-				
AND EMPLOYERS' LIABILITY					PER OTH- STATUTE ER				
ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	N/A				E.L. EACH ACCIDENT \$				
(Mandatory in NH) If yes, describe under					E.L. DISEASE - EA EMPLOYEE \$				
DÉSCRIPTION OF OPERATIONS below				-	E.L. DISEASE - POLICY LIMIT \$				
A Architects Professional & Pollution Liability Ins.		AEH591916635	1/29/2018	1/29/2019	\$3,000,000 Per Claim \$3,000,000 Annual Aggregate	\$25,000 Per Claim Ded.			
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHIC	LES (ACOR	RD 101, Additional Remarks Schedu	le, may be attached if n	nore space Is requi	red)				
CERTIFICATE HOLDER			CANCELLATION	1					
Evidence of Coverage				ON DATE THE	ESCRIBED POLICIES BE CANCEL EREOF, NOTICE WILL BE DE LY PROVISIONS.				
			AUTHORIZED REPRES	SENTATIVE					
		David Kumm/DHICK							

IHERNANDEZ

ACORD'

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/11/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER. AND THE CERTIFICATE HOLDER.

REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on

tł	SUBROGATION IS WAIVED, so this certificate does not confer right.	ubject the the	o the	terms and conditions of tificate holder in lieu of s	uch endorsement(s).		rsement. A	A statement on
	DUCER rocco Group - Main Office				CONTACT Ingrid H			AX A/C, No):	
777	Terrace Avenue te 309				PHONE (A/C, No, Ext): (201) E-MAIL ADDRESS: ihernand	727-0070 20	60 [
	brouck Heights, NJ 07604								
					INSURER A : Contin	20443			
INSU	JRED				INSURER B : Valley				20508
	DMR Architects, PC				INSURER C :	orge mou	rance company		20308
	777 Terrace Avenue St	607			INSURER D :	****			
	Hasbrouck Heights, NJ	07604			INSURER E :				
					INSURER F :				
CO	VERAGES	CERTIF	ICATI	E NUMBER:			REVISION NUME	BER:	
C E	HIS IS TO CERTIFY THAT THE PO IDICATED. NOTWITHSTANDING A ERTIFICATE MAY BE ISSUED OR XCLUSIONS AND CONDITIONS OF S	NY REQI MAY PE UCH POI	JIREM RTAIN .ICIES.	ENT, TERM OR CONDITIO , THE INSURANCE AFFOR .LIMITS SHOWN MAY HAVE	IN OF ANY CONTRA DED BY THE POLIC BEEN REDUCED BY	CT OR OTHER IES DESCRIE PAID CLAIMS	R DOCUMENT WITH RED. HEREIN IS SUE	RESPECT	TO WHICH THIS
INSR LTR		ADI	L SUBF	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	(and (b) and a simple state of	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR	-		6011712992	09/20/2018	09/20/2019	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurre	s ence) \$	1,000,000 300,000
	X Emp Ben \$1MM/2MM						MED EXP (Any one pe	rson) \$	10,000
							PERSONAL & ADV IN.	JURY \$	1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGA	TE \$	2,000,000
	POLICY X PRO-						PRODUCTS - COMP/C	OP AGG \$_	2,000,000
Λ.	OTHER:		-				COMPINED CINCLE I	\$	4 000 000
Α	AUTOMOBILE LIABILITY		6011712992		09/20/2018		COMBINED SINGLE L (Ea accident)	\$	1,000,000
	ANY AUTO OWNED AUTOS ONLY X SCHEDULE: AUTOS			6011712992		09/20/2019	BODILY INJURY (Per p	person) \$	11.
	X HIRED AUTOS ONLY X NON-OWNE AUTOS ONLY						BODILY INJURY (Per a PROPERTY DAMAGE (Per accident)	accident) \$	
	AUTOS ONE						(I bi acoucity	5	
A	X UMBRELLA LIAB X OCCUR				09/20/2018		EACH OCCURRENCE		8,000,000
	EXCESS LIAB CLAIMS	AADE		6011187366		09/20/2019			
	DED X RETENTION\$	0					Aggregate	s	8,000,000
В	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE	OTH- ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	V/N N N/		6011713057	09/20/2018	09/20/2019	E.L. EACH ACCIDENT	\$	1,000,000
		<u></u>					E.L. DISEASE - EA EM	PLOYEE \$	1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLIC	Y LIMIT \$	1,000,000
DESC	CRIPTION OF OPERATIONS / LOCATIONS /	EHICLES	(ACORE	101, Additional Remarks Schedu	ile, may be attached if mor	re space is requi	red)		
CE	RTIFICATE HOLDER				CANCELLATION				
VEF	VIICIONIE HOLDEK				CANCELLATION				
	Evidence of Property					N DATE TH	ESCRIBED POLICIE		

ACORD 25 (2016/03)

AUTHORIZED REPRESENTATIVE

CERTIFICATION REGARDING POLITICAL CONTRIBUTIONS

STATE OF NEW JERSEY	
: SS. COUNTY OF <u>Bergen</u>	
I, _Lloyd A. Rosenberg, AIA,	of the Borough of
Hasbrouck Heights in the County of Bergen	and the State of New Jersey, of
	full age, being duly sworn
according to law on my oath depose and say that:	
	of the firm of of the firm of of the service Entity making the
submissions for the above named Service, and that I executed the said so; that said Professional Service Entity acknowledges that it is awar pursuant to Section 2-4 of the Borough Code prohibits the awar Professional Service Entity that has contributed in excess of two huncommittee of any Borough of Roselle Park candidate or holder or responsibility for the award of the contract, or to any Borough of Committee, or to any political action committee (PAC) that is or promoting or supporting Borough of Roselle Park municipal candidate one (1) calendar year immediately preceding the date of the contract of	are that the Borough of Roselle Park ding of any public contract to any dred (\$200.00) dollars to a campaign of the public office having ultimate Roselle Park or Union County Party ganized for the primary purpose of ses or municipal officeholders, within or agreement.
I further warrant that pursuant to Roselle Park Borough Section 2-seeking a public contract means: an individual, including the indiviliving at home; person; firm; corporation; professional corpora association. The definition of a service provider includes all principal of the equity in the corporation or business trust, partners, and office provider as well as any subsidiaries directly controlled by the service	dual's spouse, if any, and any child tion; partnership; organization; or s who own one (1%) percent or more ers in the aggregate employed by the
I further warrant that I have reviewed Borough Code Section 2-4.	
I hereby certify that the foregoing statements made by me are true. I a statements made by me are willfully false, I am subject to punishment	
Subscribed and sworn to before me this day of \(\frac{1000}{1000} \), 20\(\frac{1}{200} \)	lu
	nature of Professional) ne: Lloyd A. Rosenberg, AIA e: President & CEO
(Signature of Notary) SUSAN L. EIS	
(Affix Seal) NOTARY PUBLIC OF NEW JERSEY Commission Expires 2/3/2020	

03/20/14

Taxpayer Identification# 223-119-428/000

Dear Business Representative:

Congratulations! You are now registered with the New Jersey Division of Revenue.

Use the Taxpayer Identification Number listed above on all correspondence with the Divisions of Revenue and Taxation, as well as with the Department of Labor (if the business is subject to unemployment withholdings). Your tax returns and payments will be filed under this number, and you will be able to access information about your account by referencing it.

Additionally, please note that State law requires all contractors and subcontractors with Public agencies to provide proof of their registration with the Division of Revenue. The law also amended Section 92 of the Casino Control Act, which deals with the casino service industry.

We have attached a Proof of Registration Certificate for your use. To comply with the law, if you are currently under contract or entering into a contract with a State agency, you must provide a copy of the certificate to the contracting agency.

If you have any questions or require more information, feel free to call our Registration Hotline at (609)292-9292.

I wish you continued success in your business endeavors.

Sincerely,

James J. Fruscione

Director

New Jersey Division of Revenue

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE

TAXPAYER NAME:

DMR ARCHITECTS P.C.

ADDRESS:

777 TERRACE AVE 6TH FLOOR HASBROUCK HEIGHTS NJ 07604-3113

EFFECTIVE DATE:

08/28/91

TRADE NAME:

DMR ARCHITECTS

SEQUENCE NUMBER:

0079760

ISSUANCE DATE:

03/20/14

New Jersey Division of Revenue

DEPARTMENT OF TREASURY DIVISION OF REVENUE

TRENTON N J 08646-0252

PO BOX 252

FORM-BRC This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address

(Rev. November 2017) Department of the Treasury Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.											
	DMR Architects, PC 2 Business name/disregarded entity name, if different from above	· · · · · · · · · · · · · · · · · · ·										
	2 Danielos Harrosan oguldos artaly harrio, il dillotorit from above											
page 3,	Check appropriate box for federal tax classification of the person whose national following seven boxes.	of the	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):									
e. ns on	☐ Individual/sole proprietor or ☐ C Corporation ☑ S Corporatio single-member LLC	Exemp	ot pay	ee co	de (If a	any)						
₹ ₹	Limited liability company. Enter the tax classification (C=C corporation,	•	, ,									
Print or type. Specific Instructions	Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.								Exemption from FATCA reporting code (if any)			
) eci	☐ Other (see Instructions) ▶					-	111		outside	the U.S.)		
Š	5 Address (number, street, and apt, or sulte no.) See instructions.		Requester's	s name a	ınd add	ress	(option	nal)				
See	777 Terrace Avenue Suite 607 6 City, state, and ZIP code											
	Hasbrouck Heights NJ 07604 7 List account number(s) here (optional)							Go.				
	T List account fulliber(s) Here (uptional)											
Par	Taxpayer Identification Number (TIN)		 	-		-						
	our TiN in the appropriate box. The TIN provided must match the na	me given on line 1 to av	old So	cial sec	urity n	umbe	er	-				
backu	o withholding. For individuals, this is generally your social security nu	mber (SSN). However, f	or a	T	7 [T		F	T			
reside	nt alien, sole proprietor, or disregarded entity, see the instructions for s, it is your employer Identification number (EIN). If you do not have a	Part I, later. For other			-		-	-	П			
TIN, la		number, see How to ge	≀a L Or		_			_		- 		
Note:	If the account is in more than one name, see the instructions for line	1. Also see What Name		nployer	identifi	catio	ก กนก	nber				
Numbe	er To Give the Requester for guidelines on whose number to enter.					Ī	T	Τ.				
			2	2	- 3	1	1 9	4	2	8		
Part	II Certification	-										
	penalties of perjury, I certify that:											
2, I am Serv	number shown on this form is my correct taxpayer identification num not subject to backup withholding because; (a) I am exempt from ba ice (IRS) that I am subject to backup withholding as a result of a failu onger subject to backup withholding; and	ckup withholding, or (h)	I have not	been n	otified	hv ti	ne Inte	ernal fied r	Reve ne th	enue at i am		
3. I am	a U.S. citizen or other U.S. person (defined below); and											
4. The	FATCA code(s) entered on this form (if any) indicating that I am exem	pt from FATCA reportin	g is correct									
you hav	eation instructions. You must cross out Item 2 above if you have been not all fact the control of the control o	state transactions, item 2 ions to an individual retir	does not ap	oply. Fo	r mortg	age and c	Intere	st pa	id,	ente		
Sign Here	Signature of U.S. person >	į	Date > /C	9	118	5				* (* :=, ;		
	eral Instructions	• Form 1099-DIV (div funds)	vidends, Inc	luding	those f	rom	stock	ks or	mutu	ia)		
Section noted.	references are to the Internal Revenue Code unless otherwise	• Form 1099-MISC (various type	es of In	come,	prize	s, av	/ards	, or g	ross		
related	developments, For the latest information about developments to Form W-9 and its instructions, such as legislation enacted ey were published, go to www.irs.gov/FormW9.	proceeds) • Form 1099-B (stoc transactions by brok	ers)						•			
	ose of Form	 Form 1099-S (proc Form 1099-K (merc 							aotio	ns)		
	vidual or entity (Form W-9 requester) who is required to file an tion return with the IRS must obtain your correct taxpayer	 Form 1098 (home r 1098-T (tuition) 										
identific	pation number (TIN) which may be your social security number	• Form 1099-C (cand										
	ndividual taxpayer identification number (ITIN), adoption	• Form 1099-A (acqu	isition or ab	andonr	nent of	sec	ured	prope	erty)			
(EIN), to	or identification number (ATIN), or employer identification number or report on an information return the amount paid to you, or other reportable on an information return. Examples of information	Use Form W-9 only alien), to provide you	y if you are a or correct Ti	a U.S. _I N.	person	(incl	luding	a re	sider	nt		
	to the desired and the second	Manage of a seal reduced	. F 14/ 0	4 - 4L -		4		T44.4				

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding,

returns include, but are not limited to, the following.

• Form 1099-INT (interest earned or pald)